

# \$880,000 - 1913 Lansdowne Avenue, Los Angeles

MLS® #25521575

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## \$880,000

2 Bedroom, 2.00 Bathroom, 992 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Welcome to 1913 Lansdowne Ave, a charming single-family home nestled in the highly coveted El Sereno neighborhood of University Hills. This delightful residence offers a thoughtfully designed living space, featuring two bedrooms, an office that can easily be used as a third bedroom and one and a half bathrooms. As you step inside, you'll be greeted by the warmth of hardwood floors and the elegance of tile floors, all illuminated by modern recessed lighting. The spacious living area boasts panoramic city views, perfect for enjoying the vibrant Los Angeles skyline. The southeastern exposure ensures an abundance of natural light throughout the day. The kitchen is equipped with a convenient dishwasher, a newer gas oven and stove, making meal preparation a breeze. The bedrooms feature California Closets, providing ample storage space. The windowed bathroom includes a luxurious soaking tub and ceramic finishes, creating a serene retreat. Outdoor enthusiasts will appreciate the inviting, multitiered back yard, complete with a covered patio and barbecue area, perfect for entertaining. Behind the property is a vacant lot that the neighborhood uses as a community garden. The front yard, and porch offer additional spaces to relax and unwind. The property is above street level, and fully fenced, ensuring privacy and security. Additional features include central air conditioning and heating for year-round comfort, a partial basement for extra storage (can be converted to more), and



a washer/dryer hookup for added convenience. Don't miss the opportunity to make this charming house your new home. Experience the best of Los Angeles living at 1913 Lansdowne Ave. Schedule your viewing today!

Built in 1952

**Essential Information**

MLS® #	25521575
Price	\$880,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	992
Acres	0.11
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Daniel Eppard
Listing Office	Compass

**Community Information**

Address	1913 Lansdowne Avenue
Area	621 - El Sereno
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90032

**Amenities**

Parking Spaces	2
Parking	Garage, Private, Door-Single
Garages	Garage, Private, Door-Single
View	City Lights, Hills
Pool	None

## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Refrigerator, Disposal
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	April 5th, 2025
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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