

\$1,049,000 - 3300 Montrose Avenue, La Crescenta

MLS® #25525233

\$1,049,000

2 Bedroom, 2.00 Bathroom, 987 sqft

Residential on 0 Acres

N/A, La Crescenta,

Endless Potential on a Prime Lot A Must-See
! Welcome to this standard sale in a highly desirable neighborhood, situated on a sprawling 7,310 sqft lot a perfect canvas for your next project. Whether you're a savvy investor looking for development opportunities or a homebuyer ready to bring your dream renovation to life, this property has all the right ingredients. Inside, you'll find original hardwood floors throughout most of the home, adding warmth and timeless character. This property falls within the R-3050 (Moderate Density Residential) Zone, intended for moderate-density residential development. This creates exciting possibilities for an ADU, expansion, or future development (buyers to verify with the city). A basement offers generous storage or potential creative space, while the expansive lot provides plenty of room to grow both literally and financially. Located just minutes from Crescenta Valley Community Park, hiking trails, and mountain biking paths, this home blends peaceful living with active outdoor convenience. Whether you're aiming to build equity, design your dream space, or maximize your investment, this rare opportunity is not to be missed. Schedule your showing today this one won't last!



Built in 1924

Essential Information

MLS® # 25525233

Price	\$1,049,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	987
Acres	0.17
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	'amy'mi Soon Kim
Listing Office	Hanbada Realty Inc.

Community Information

Address	3300 Montrose Avenue
Area	635 - La Crescenta/Glendale Montrose & Annex
Subdivision	N/A
City	La Crescenta
County	Los Angeles
Zip Code	91214

Amenities

Parking Spaces	1
Parking	Door-Single, Garage
Garages	Door-Single, Garage
View	City Lights
Pool	None

Interior

Interior	Laminate
Appliances	Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

Additional Information

Date Listed	April 15th, 2025
Days on Market	10
Zoning	GLR2YY
Short Sale	N
RE / Bank Owned	N

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