

# \$899,000 - 2318 Shoredale Avenue, Los Angeles

MLS® #25535813

**\$899,000**

3 Bedroom, 2.00 Bathroom, 1,199 sqft

Residential on 0 Acres

N/A, Los Angeles,

Offered for the very first time since it was lovingly built by the original family, this classic Frogtown Bungalow is full of warmth, character, and Eastside soul. Set on a generous, flat lot in one of L.A.'s most creative pockets, this 3-bedroom, 2-bathroom home offers the perfect blend of vintage charm and peaceful living. Original wood windows, hardwood floors, and abundant natural light create a timeless backdrop that feels both nostalgic and full of possibility. The layout flows easily, with a cozy yet spacious feel and great indoor-outdoor potential. A detached one-car garage opens the door for future ADU expansion or studio space, while the backyard invites you to slow down and take in a tranquil view of the Elysian Hills, surrounded by mature fruit trees lemon, fig, avocado, limoncello, and guava. Located in Elysian Valley known affectionately as Frogtown you're tucked into a quiet neighborhood with a growing food and art scene, just moments from the LA River path and close to the best of Atwater Village and Silver Lake. Weekend farmer's markets, bike rides along the river, and beloved local spots like Loreto, Wax Paper, Lingua Franca, and coffee favorites La Colombe and Just What I Kneaded are all just around the corner. Whether you're dreaming of a place to plant roots or looking to restore a home with soul, this is a truly special Eastside opportunity to make your own.



Built in 1941

## Essential Information

MLS® #	25535813
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,199
Acres	0.11
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Henry Plascencia
Listing Office	Compass

## Community Information

Address	2318 Shoredale Avenue
Area	C21 - Silver Lake - Echo Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90031

## Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	1
Garages	Driveway, Garage
View	Hills
Pool	None

## Interior

Interior	Tile, Wood
Interior Features	Utility Room
Heating	Wall Furnace
Cooling	None
Fireplace	Yes
Fireplaces	Decorative

# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 7th, 2025
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Days on Market	14
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Zoning	LAR1
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Short Sale	N
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RE / Bank Owned	N
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