

# **\$2,230,000 - 3326 La Clede Avenue, Los Angeles**

MLS® #25535983

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## **\$2,230,000**

4 Bedroom, 4.00 Bathroom, 2,313 sqft

Residential on 0 Acres

N/A, Los Angeles,

Situated along the Los Angeles River, Atwater Village is a vibrant enclave where creativity thrives and community spirit abounds. This residence isn't just a home; it's an invitation to be part of a neighborhood that celebrates artistic expression, diversity, and a shared appreciation for the unique charm that defines this area. High ceilings stretch above you as you walk in, making space for big ideas, big art, and even bigger dinner parties. At the heart of the home lies an impeccably crafted open-concept kitchen, featuring all-new stainless steel appliances and a spacious layout designed to inspire captivating dinner gatherings. The layout flows like a conversation, with wide-open halls and a downstairs den that begs for a movie marathon, a toddler takeover, or a full-blown girls'/ guys' night disguised as a book club. Two downstairs bedrooms offer privacy and flexibility, while upstairs, the primary suite feels like its own destination; sunlight, high ceilings, custom tile work in the ensuite, and enough space to stretch out and breathe. A fourth bedroom with its own bathroom gives guests (or growing kids) their own sense of home. From the ground up, the property boasts all-new plumbing, electrical systems, and HVAC, ensuring modern comfort and efficiency. But the magic? It spills outside. The backyard was made for real life. Pergola-covered dinners, birthday party chaos, garden dreams, or just a cold plunge and a podcast on a Tuesday. The front yard, with its



seamless indoor-outdoor design, serves as an open invitation to neighbors, fostering spontaneous conversations and impromptu get-togethers. It's a place where children play together, and neighbors look out for one another, embodying the true spirit of community. Then, when you're ready to step out, Atwater Village is right there. Not the shiny version of LA, but the textured one. The one with a Sunday farmers market and local spots that actually stay local. It's a place where creativity isn't a buzzword, it's how the neighborhood breathes. Education is a cornerstone of the community, with institutions like Atwater Avenue Elementary School, which emphasizes STEAM integration and offers a Dual Language Spanish Program. Nearby, John Marshall High School serves students from Atwater Village and surrounding neighborhoods, providing a range of academic and extracurricular opportunities. Outdoor enthusiasts will find solace in the proximity to Griffith Park, one of the largest urban parks in North America. With over 50 miles of trails, it's a haven for hikers, joggers, and nature lovers. The park also houses attractions like the Griffith Observatory and the Los Angeles Zoo, making it a perfect weekend destination. Just a short drive away, Glendale offers a plethora of shopping options, including the Glendale Galleria and The Americana at Brand, blending retail therapy with dining and entertainment experiences. This home isn't just a place to live, it's a space that celebrates the spirit of Atwater Village, offering a lifestyle that's as dynamic and welcoming as the neighborhood itself.

Built in 1922

**Essential Information**

MLS® #	25535983
Price	\$2,230,000

Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,313
Acres	0.12
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Colette Stevens
Listing Office	Pardee Properties

### Community Information

Address	3326 La Clede Avenue
Area	606 - Atwater
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90039

### Amenities

Parking Spaces	2
Parking	Door-Multi, Garage, Concrete, Gated
Garages	Door-Multi, Garage, Concrete, Gated
View	Mountain(s), Hills, Peek-A-Boo
Pool	None

### Exterior

Windows	Double Pane Windows
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### Interior

Interior	Tile
Interior Features	Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Oven
Heating	Central
Cooling	Central Air

Fireplaces	None
# of Stories	2
Stories	Two

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	57
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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