

\$925,000 - 13613 Muscatine Street, Arleta

MLS® #25540189PS

\$925,000

4 Bedroom, 3.00 Bathroom, 1,988 sqft
Residential on 0 Acres

Not in development, Arleta,

This motivated seller is ready to make a move, presenting the opportunity to own an updated Mid-Century Modern California Bungalow, featuring four spacious bedrooms and three full bathrooms, across nearly 2,000 square feet of open-concept living space. This home perfectly blends timeless design with contemporary comfort. Vaulted ceilings adorned with wooden beams create architectural charm and an airy atmosphere throughout the home, while the thoughtful layout, with two bedrooms on each side of the house, enhances both privacy and flow. The expansive primary suite serves as a welcoming retreat, complete with a massive walk-in closet, a bathroom featuring double sinks and a large tiled walk-in shower, plus a private door leading to the beautifully tiled and covered patio and lush backyard. The heart of the home is the spacious kitchen, which boasts a large quartz island and countertops - ideal for gathering, cooking, and entertaining. A slate fireplace anchors the living space, adding both style and warmth. The kitchen and living areas seamlessly open to a backyard oasis through elegant sliding glass doors, revealing mature fruit trees, including orange, plum, guava, and pomegranate. Enjoy al fresco dining or quiet mornings on the patio, surrounded by greenery. 2023 upgrades include a new roof, two new water heaters, a backyard sump pump, and updated flooring throughout (high-quality carpet in most bedrooms and luxury waterproof vinyl plank in



one). There is potential for ADU expansion, and the carport could easily be enclosed to create a garage (see virtually altered photos for examples).

Built in 1951

Essential Information

MLS® #	25540189PS
Price	\$925,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,988
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Fatima Nordquist
Listing Office	Beverly Hills Fine Homes

Community Information

Address	13613 Muscatine Street
Area	ARL - Arleta
Subdivision	Not in development
City	Arleta
County	Los Angeles
Zip Code	91331

Amenities

Parking Spaces	4
Parking	Driveway, Attached Carport, Carport, Covered
Garages	Driveway, Attached Carport, Carport, Covered
View	None
Pool	None

Interior

Interior	Carpet, Tile
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Interior Features	Walk-In Closet(s), Ceiling Fan(s), Dressing Area
Appliances	Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	May 23rd, 2025
Days on Market	60
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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