

# \$5,300 - 1940 Mellon Avenue, Los Angeles

MLS® #25542279

## \$5,300

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential Lease on 0 Acres

N/A, Los Angeles,

Welcome to 1940 Mellon Ave, a thoughtfully updated bungalow nestled in the heart of LA's vibrant Frogtown neighborhood. This bright and airy 3-bedroom, 2-bathroom home blends classic charm with modern comfort, featuring hardwood floors, abundant natural light, and a beautifully renovated kitchen with quartz countertops and stainless steel appliances. Enjoy indoor-outdoor living with your own private, fenced yard perfect for entertaining, gardening, or relaxing in the California sun. The property also includes a gated driveway for off-street parking, on-site laundry, and meticulous upgrades throughout. Situated just steps from some of Frogtown's favorite local spots like Wax Paper, Just What I Kneaded, and Spoke Bicycle Cafe, this is urban living with a community feel. Easy access to Silver Lake, Atwater Village, Echo Park, and major freeways makes this a convenient and connected place to call home. Don't miss your chance to live in one of LA's most creative and coveted neighborhoods!



Built in 1924

## Essential Information

MLS® #	25542279
Price	\$5,300
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,216
Acres	0.07
Year Built	1924
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Brandon Piller
Listing Office	The Agency

### **Community Information**

Address	1940 Mellon Avenue
Area	606 - Atwater
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90039

### **Amenities**

Parking Spaces	1
Parking	Driveway
Garages	Driveway
View	None
Pool	None

### **Interior**

Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	14
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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