

\$1,286,000 - 11404 Biona Drive, Los Angeles

MLS® #25544569

\$1,286,000

2 Bedroom, 1.00 Bathroom, 1,540 sqft
Residential on 0 Acres

N/A, Los Angeles,

Land value for a motivated developer, this Mar Vista home could be the fixer for which you've been on the hunt. A unique opportunity to start from the ground up on a 6604 sf rectangular lot zoned R1V2, prospective Buyers will have to clear through a lot of things to uncover this diamond in the rough. Be forewarned that the house is in extensively deteriorated condition with a lot of abandoned property left behind and relinquished. Severely cluttered and distressed, this one is ready to be scraped and/or rebuilt for a new 2025 life. There are currently 2 structures on the property. The storybook-style front house was built in 1930. The rear dwelling built over the garage is a studio with bathroom and a small kitchen for which permits do not seem to exist. Buyer to thoroughly investigate. Buyer must be all cash. Exterior access only with Listing Agent present. Interior access with accepted offer only.



Built in 1930

Essential Information

MLS® #	25544569
Price	\$1,286,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,540
Acres	0.15

Year Built	1930
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Amy Frelinger
Listing Office	Douglas Elliman of California, Inc.

Community Information

Address	11404 Biona Drive
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Parking	Driveway, On Street, Permit Required
Garages	Driveway, On Street, Permit Required
View	None
Pool	None

Exterior

Lot Description	Rectangular Lot
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Interior

Interior	Tile, Wood
Heating	None
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
Stories	Two

Additional Information

Date Listed	May 29th, 2025
Days on Market	15
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of April 7th, 2026 at 1:15pm PDT. This

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