

# \$1,095,000 - 1136 Edgeware Road, Los Angeles

MLS® #25550035

**\$1,095,000**

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0 Acres

N/A, Los Angeles,

Charming Craftsman Retreat in Historic Angelino Heights! Nestled on a peaceful, tree-lined street in the heart of Angelino Heights, one of Los Angeles' oldest and most architecturally significant neighborhoods, this updated 3-bedroom, 2-bath Craftsman offers the perfect blend of timeless character and modern comfort. 1136 W Edgeware Rd welcomes you with lush landscaping, mature shade trees, and a warm red shingle facade that radiates charm. Inside, vaulted ceilings and wide-plank floors enhance the light-filled living and dining areas, while a seamless indoor-outdoor flow leads to an elevated deck, ideal for entertaining or lounging under the stars. The kitchen is both stylish and functional, featuring custom wood cabinetry, floating open shelves, stone countertops, statement tile flooring, a farmhouse sink, and stainless-steel appliances. Each of the three bedrooms is filled with natural light and peaceful treetop views, while the two full bathrooms are thoughtfully designed with classic finishes and fresh, modern updates. Step outside to a serene backyard sanctuary where a canopy of mature trees provides natural shade and privacy. A gravel path and paved patio area create the perfect setting for alfresco dining, quiet reflection, or weekend gatherings. There's even room to garden, play, or unwind in your own hidden hillside retreat. Located just minutes from Echo Park Lake, Elysian Park, Sunset Boulevard hotspots, and Downtown LA, this rare offering places you in



one of the city's most vibrant cultural hubs,  
while feeling worlds away.

Built in 1987

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25550035                |
| Price          | \$1,095,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,140                   |
| Acres          | 0.13                    |
| Year Built     | 1987                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Craftsman               |
| Status         | Closed                  |
| Listing Agent  | Kristian Bonk           |
| Listing Office | Estate Properties       |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1136 Edgeware Road            |
| Area        | C21 - Silver Lake - Echo Park |
| Subdivision | N/A                           |
| City        | Los Angeles                   |
| County      | Los Angeles                   |
| Zip Code    | 90026                         |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Door-Multi, Direct Access, Garage, Garage Door Opener, Concrete |
| # of Garages   | 2   |
| Garages        | Door-Multi, Direct Access, Garage, Garage Door Opener, Concrete |

## Exterior

|            |               |
|------------|---------------|
| Windows    | Bay Window(s) |
| Roof       | Composition   |
| Foundation | Raised        |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Tile   |
| Interior Features | Separate/Formal Dining Room, Walk-In Closet(s)                             |
| Appliances        | Dishwasher, Disposal, Refrigerator, Range Hood, Dryer, Washer, Oven, Range |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplaces        | None   |
| # of Stories      | 1  |
| Stories           | One  |

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 12th, 2025 |
| Days on Market  | 11              |
| Zoning          | LARD2           |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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