

\$1,350,000 - 12455 Cumpston Street, Valley Village

MLS® #25550357

\$1,350,000

3 Bedroom, 2.00 Bathroom, 1,495 sqft
Residential on 0 Acres

N/A, Valley Village,

Tucked behind tall privacy hedges and surrounded by lush landscaping, sits a charming single-story home in the heart of Valley Village-- one of LA's most desirable and walkable neighborhoods. This well-maintained home offers a thoughtfully designed floor plan featuring a bright living room, cozy family room with fireplace, formal dining area, and a classic galley kitchen with side rose garden views. Three bedrooms with plenty of storage space, a bathroom with standing shower, and a larger bathroom with tub and shower complete a comfortable and very usable space. Natural light, original hardwood floors and fixtures add to the home's inviting character. The curb appeal is undeniable with a large front lawn, expansive rose gardens, and citrus trees. Step into the private backyard, where a sparkling pool and patio area await, ideal for BBQs, weekend relaxation, and gatherings. A brand new commercial grade treadmill from Nordic included if buyer should want cardio with a view. A detached garage offers potential for an ADU, home office, or creative space, providing future flexibility and value. With easy walkability to local shops, restaurants, and houses of worship, plus close proximity to major freeways, this home combines privacy, comfort, and unbeatable convenience in a sought-after neighborhood.



Built in 1950

Essential Information

MLS® #	25550357
Price	\$1,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,495
Acres	0.16
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Maurice Woolf
Listing Office	Californian Estates

Community Information

Address	12455 Cumpston Street
Area	VVL - Valley Village
Subdivision	N/A
City	Valley Village
County	Los Angeles
Zip Code	91607

Amenities

Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	In Ground

Exterior

Exterior	Stucco
Roof	Composition, Shingle
Construction	Stucco
Foundation	Raised

Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

Additional Information

Date Listed	June 10th, 2025
Days on Market	8
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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