

# **\$2,195,000 - 10311 Ilona Avenue, Los Angeles**

MLS® #25553179

**\$2,195,000**

2 Bedroom, 2.00 Bathroom, 1,833 sqft

Residential on 0 Acres

N/A, Los Angeles,

The perfect value-add opportunity you've been waiting for! Whether you're looking for an investment or your next place to call home, this charming property presents an exceptional opportunity in one of LA's most desirable and sought-after neighborhoods. Nestled above the street, a brick path leads to a welcoming formal entry and covered porch. Inside, the light-filled home features a spacious living room with a fireplace, picturesque windows, a generous family room with an ideal layout, soaring ceilings, and a serene backyard complete with a grassy lawn and gated driveway. The primary suite offers ample closet space, and the detached garage with storage and ADU potential adds flexibility to take this property to the next level. Ideally located moments from Beverly Hills, Century City, and some of LA's best shopping, dining, and activities. This must-see property located within the Westwood Charter School district is a rare opportunity not to be missed!



Built in 1945

## **Essential Information**

MLS® #	25553179
Price	\$2,195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,833

Acres	0.16
Year Built	1945
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Spencer Payson
Listing Office	The Beverly Hills Estates

## Community Information

Address	10311 Ilona Avenue
Area	C05 - Westwood - Century City
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90064

## Amenities

Parking Spaces	2
Parking	Covered, Driveway
Garages	Covered, Driveway
View	None
Pool	None

## Interior

Interior	Wood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	June 18th, 2025
Days on Market	26
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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