

\$2,095,000 - 4242 Grand View Boulevard, Los Angeles

MLS® #25555517

\$2,095,000

3 Bedroom, 2.00 Bathroom, 1,714 sqft

Residential on 0 Acres

N/A, Los Angeles,

Endless possibilities await in this prime Mar Vista location! Step inside and instantly feel at home in this inviting 3-bedroom, 2-bath residence, set on a **HUGE** 10,978 sq ft lot - move right in and enjoy the space as it is, or expand and create the home of your dreams! Whether you envision building a custom estate or reimagining the existing home, this property is your canvas to craft a private retreat perfectly tailored to your lifestyle. The current home offers 1,714 sq ft of bright, welcoming interiors with great bones and a spacious layout, ideal for renovation or expansion. Step outside to a lush, park-like yard filled with mature fruit trees; including fig, persimmon, lemon, avocado, orange, pear, tangerine, loquat, and more - a true gardener's paradise and the perfect setting for outdoor living and entertaining. A detached garage provides extra storage, exciting ADU potential, and, together with the extra-long driveway, parking for up to 6 cars! For savvy buyers, there's also the possibility of an SB9 lot split for additional development (buyer to verify with city), making this an incredible value-add opportunity. All of this is found on a beautiful, tree-lined street in the heart of Mar Vista, close to schools, parks, and the neighborhood's beloved local shops and dining. Come unlock the full potential of this extraordinary property!



Built in 1960

Essential Information

MLS® #	25555517
Price	\$2,095,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,714
Acres	0.25
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Paige Ogden
Listing Office	Pardee Properties

Community Information

Address	4242 Grand View Boulevard
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90066

Amenities

Parking Spaces	6
Parking	Driveway, Garage, Gated
Garages	Driveway, Garage, Gated
View	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Back Yard, Front Yard, Value In Land, Yard
-----------------	--

Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes

Fireplaces	Decorative, Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
----------	---------------------

Additional Information

Date Listed	June 26th, 2025
Days on Market	120
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 24th, 2026 at 1:56pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.