

# \$699,000 - 4207 Van Ness Avenue, Los Angeles

MLS® #25565559

**\$699,000**

3 Bedroom, 2.00 Bathroom, 1,708 sqft

Residential on 0 Acres

N/A, Los Angeles,

Don't miss the opportunity to own this single-family residence in vibrant Los Angeles, CA, ideally situated near USC, Exposition Park, the iconic Natural History Museum, and just 5 miles from the bustling heart of downtown LA! With 1,708 square feet of living space, this 3-bedroom, 2-bathroom home offers incredible possibilities. For those with a vision, this property is a canvas with boundless potential. Whether you're looking to create your dream home or explore investment opportunities, this home provides a flexible layout in a neighborhood buzzing with development. Many neighbors have expanded with additional dwelling units (ADUs) and back houses, making this an exceptional opportunity to add value and capitalize on the growing demand for rental properties in this prime LA location. Don't miss the chance to own a property with tons of potential in one of LA's most exciting and accessible areas. Your dream home or investment opportunity awaits!



Built in 1916

## Essential Information

MLS® #	25565559
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,708

Acres	0.12
Year Built	1916
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Gabriela Labra
Listing Office	California Trust Realty, Inc.

## Community Information

Address	4207 Van Ness Avenue
Area	PHHT - Park Hills Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90062

## Amenities

Parking	Driveway
Garages	Driveway
View	None
Pool	None

## Interior

Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	July 15th, 2025
Days on Market	14
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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