

\$1,098,000 - 2612 Ivan Hill Terrace, Los Angeles

MLS® #25567157

\$1,098,000

2 Bedroom, 2.00 Bathroom, 1,118 sqft
Residential on 0 Acres

N/A, Los Angeles,

PRIME cul-de-sac location in the Ivanhoe School District! Great home perched atop one of the most coveted pockets of Silver Lake. Short flight of steps will take you to a large balcony. Perfect area to sit, relax and savor warm nights while enjoying the view. The property features a spacious living room with fireplace and a picturesque view of the trees, mountains and city lights. Dining area facing the views, kitchen equipped with stainless steel appliances, gas cooktop, recessed lighting and plenty of storage cabinets. Two bedrooms and one updated bath with shower completes this floor. There are stairs from inside the house to access the garage below. The attached garage has a bonus room and 1 bathroom with shower and can park 2 cars. The house has double pane windows and central a/c. Entertain in the private backyard under a pergola and also discover the huge terraced above the hillside with unobstructed views. Several flat areas up above where you could also use as a patio to entertain. Great opportunity to expand or build ADU etc. Minutes to shops, dining, entertainment and from the LA's landmarks, such as Elysian Park, Griffith Observatory, Serene Silver Lake Reservoir and Lake Meadows. This home provides an unparalleled vibrant culture and lifestyle in a great neighborhood setting where you can find peace while enjoying the closeness of what the city has to offer. Must See!



Built in 1952

Essential Information

MLS® #	25567157
Price	\$1,098,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,118
Acres	0.22
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Charles Picker
Listing Office	I.X.A.

Community Information

Address	2612 Ivan Hill Terrace
Area	C21 - Silver Lake - Echo Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90039

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage, On Street
Garages	Door-Multi, Garage, On Street
View	City Lights, Mountain(s), Trees/Woods
Pool	None

Exterior

Windows	Double Pane Windows
Roof	Composition, Shingle

Interior

Interior	Tile, Wood
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Interior Features	Ceiling Fan(s), Separate/Formal Dining Room
Appliances	Dishwasher, Gas Cooktop, Disposal
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Multi/Split

Additional Information

Date Listed	July 18th, 2025
Days on Market	33
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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