

# \$1,049,000 - 1115 Niagara Street, Burbank

MLS® #25574251

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**\$1,049,000**

2 Bedroom, 2.00 Bathroom, 1,368 sqft

Residential on 0 Acres

N/A, Burbank,

First time on the market in 75 Years! This Burbank classic single-story traditional ranch with timeless charm is nestled on one of Burbank's most picturesque tree-lined streets, just moments from the beloved Chandler bike path. This character-rich home radiates warmth, history, and endless potential. Flooded with natural light, the thoughtfully designed floor plan offers an effortless flow. The inviting living room features a stately fireplace flanked by built-in shelves ideal for books, art, or memories in the making. A formal dining room sits just off the living room, overlooking the lush front lawn and garden, creating the perfect setting for gatherings. At the heart of the home, the kitchen boasts a custom-built breakfast bar crafted by the family's late patriarch, offering a unique blend of craftsmanship and modern foresight. A dedicated laundry room provides access to the backyard. Two well-proportioned bedrooms and two classic original bathrooms are situated on the opposite side of the home, ensuring privacy and comfort. The generous family room connects seamlessly to both the kitchen and bedroom wing, and features a hidden built-in Murphy bed, allowing the space to double as a guest room when needed. Sliding glass doors open to the pool-sized yard anchored by a majestic, mature tree offering shade, beauty, and a sense of place. Perfect flow for ultimate SoCal indoor-outdoor living, entertaining, and future expansion. A detached two-car garage completes the offering, adding



convenience and flexibility. Lovingly maintained and ready for its next chapter, 1115 N Niagara is more than just a home; it's a rare opportunity to become the next steward of a property filled with heart, heritage, and possibility.

Built in 1941

**Essential Information**

MLS® #	25574251
Price	\$1,049,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,368
Acres	0.15
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Karen Lower
Listing Office	Compass

**Community Information**

Address	1115 Niagara Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

**Amenities**

Parking Spaces	2
Parking	Door-Multi, Garage, Driveway
Garages	Door-Multi, Garage, Driveway
View	None

**Interior**

Interior	Carpet, Tile
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	August 4th, 2025
Days on Market	18
Zoning	BUR1*
Short Sale	N
RE / Bank Owned	N

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