

\$1,795,000 - 2220 Richland Avenue, Los Angeles

MLS® #25591001

\$1,795,000

3 Bedroom, 2.00 Bathroom, 1,872 sqft
Residential on 0 Acres

N/A, Los Angeles,

Tucked behind gates, hedges, and a lush tapestry of native, drought-tolerant plants and sculptural cacti, this private mid-century oasis in prime Los Feliz blends timeless design with tranquility. A majestic Japanese maple and zen-like courtyard with a babbling fountain set the tone, while stone paths, gravel walkways, and layered greenery invite you in before you've even stepped inside. The entryway opens to a wide, light-filled layout anchored by rich dark wood floors and a full wall of glass that brings the outdoors in -- true to mid-century ideals. The spacious living room flows into a generous dining area and a custom bar, with a sleek double-sided concrete fireplace offering warmth and subtle separation between spaces. The open kitchen overlooks it all, featuring slate floors, Heath Ceramics tile, limestone island, and an inviting breakfast nook perfect for a quiet morning coffee or catching up over a casual bite. In one wing, the primary suite offers calm and privacy, with oversized sliders that open to the lush front courtyard and a spa-like bath with dual vanity and a deep soaking tub-shower. A second bedroom, almost like a second primary in size, also opens to the backyard. The third bedroom and a stylish hall bath with chic glass tile shower are located in the opposite wing, creating flexibility and privacy for guests or work-from-home needs. Step into the backyard through any of the three large sliding doors and you're in an entertainer's dream -- multiple zones for lounging and dining, including a



built-in bench and custom table perfect for unforgettable dinner parties. A private stretch of lawn completes the backyard, ideal for outdoor play or simply soaking up the sun. Additional features include an attached 2-car garage with extra room for storage, a stackable washer/dryer, and a driveway that fits two cars side by side. Located within the coveted Franklin Avenue Elementary school district (per LAUSD). All just moments from Los Feliz Village and an array of local favorites like Alcove, Little Dom's, Lou's Wines, All Time, Encanto, Jeni's, Maru, MessHall and more. Enjoy being minutes from Griffith Park trails, the Observatory, concerts at The Greek and easy freeway access. Welcome home!

Built in 1962

Essential Information

MLS® #	25591001
Price	\$1,795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,872
Acres	0.12
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Andrew Sanchez
Listing Office	ACME Real Estate

Community Information

Address	2220 Richland Avenue
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles

County	Los Angeles
Zip Code	90027

Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage
Pool	None

Interior

Interior	Stone, Tile, Wood
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	September 11th, 2025
Days on Market	10
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 13th, 2026 at 5:26am 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.