

\$1,195,000 - 825 Catalina Street, Burbank

MLS® #25601135

\$1,195,000

3 Bedroom, 2.00 Bathroom, 1,475 sqft

Residential on 0 Acres

N/A, Burbank,

Welcome to the heart of Magnolia Park, where timeless character meets Burbank charm. This picture-perfect 2-bedroom, 1-bathroom home has been lovingly updated while preserving its original details, from the warm hardwood floors and coved ceilings to the inviting fireplace.

Set on a spacious 6,750-square-foot lot, the home offers generous front and backyards ideal for outdoor dining, play, or future expansion. A permitted guest house adds an additional bathroom and flexible living area, perfect for extended family, a creative studio, or home office. Just beyond your front door, enjoy the best of Magnolia Park's small-town charm and walkable lifestyle. Start your morning at The Palm Coffee Bar, pick up pastries from Porto's Bakery, and explore the Magnolia Park shopping district. A rare blend of history, heart, and location, this is Magnolia Park living at its finest.



Built in 1937

Essential Information

MLS® # 25601135

Price \$1,195,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,475

Acres 0.16

Year Built 1937

Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Brita Kleingartner
Listing Office	TRG Real Estate Co., Inc.

Community Information

Address	825 Catalina Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	1
Garages	Driveway, Garage
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Range, Refrigerator, Range Hood, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

Additional Information

Date Listed	October 8th, 2025
Days on Market	9
Zoning	BUR1YY

Short Sale N

RE / Bank Owned N

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