

# \$879,000 - 2304 W Avenue 31, Los Angeles

MLS® #25606115

---

## \$879,000

2 Bedroom, 2.00 Bathroom, 782 sqft

Residential on 0 Acres

N/A, Los Angeles,

Perched in the hills where city noise gives way to birdsong, this 2-bedroom, 2-bathroom home is the kind of place that makes you rethink your entire aesthetic. Light floods every room, highlighting clean lines and a design that somehow nails both effortlessly cool and actually livable. The primary suite is pure sanctuary, with a spa-inspired bathroom that will genuinely upgrade your mornings. Step onto your private deck with coffee in hand and soak in the view. This is the California living you've been double-tapping on Instagram. Out back, a downstairs bonus room with its own bath and separate entrance is ready for your next chapter: work from home setup, personal gym, creative studio, or that guest suite you've been meaning to create. It's the kind of flexible space that actually works with how you live. Multiple outdoor areas mean options: sunset cocktails in one spot, impromptu dinner parties in another. The gated driveway and lush landscaping create that private oasis vibe without the Hollywood Hills price tag. The location? Chef's kiss. You're on a quiet street that feels like a retreat, but you're literally minutes from Glassell Park's new wave of restaurants, coffee shops, and galleries everyone's been talking about. This is the rare find that checks all your boxes, the practical ones and the aspirational ones.



Built in 1960

## Essential Information

MLS® #	25606115
Price	\$879,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	782
Acres	0.07
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Jason Huddy
Listing Office	Keller Williams Realty Los Feliz

### **Community Information**

Address	2304 W Avenue 31
Area	623 - Glassel Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

### **Amenities**

Parking	Driveway
Garages	Driveway
Pool	None

### **Interior**

Interior	Wood
Appliances	Dishwasher, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	October 16th, 2025
-------------	--------------------

Days on Market	14
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 15th, 2026 at 3:25pm 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.