

# \$949,000 - 7020 Mary Ellen Avenue, North Hollywood

MLS® #25607397

**\$949,000**

4 Bedroom, 3.00 Bathroom, 2,016 sqft

Residential on 0 Acres

N/A, North Hollywood,

Located in North Hollywood West, one of the area's most coveted neighborhoods, this charming 1950s Ranch-style home represents a beloved chapter in Los Angeles architectural history. This house offers a flexible floor plan, is move-in ready, and holds the upside potential for future customization at your leisure. The flexible floor plan offers the unique option to create a Junior Accessory Dwelling Unit (JADU). The garage was converted into a primary bedroom with an en-suite bathroom in 1986 (with permits). Converting this existing space into a JADU may be more feasible and less costly than a standard ADU garage conversion, allowing you to live in one and rent the other. Currently, this bedroom has a separate entrance and is closed off from the main house, but it can easily be reconnected to create an expansive primary suite. Beyond the flexible floor plan, the house has received several significant upgrades, including a recently replaced energy-efficient cool roof, new solar panels, central air conditioning, a refurbished kitchen, and new exterior siding and paint. New landscaping was also installed. \$90,000 in energy-efficient upgrades were done in 2018 through the Property Assessed Clean Energy (PACE) program (solar panels, roof, and electrical panel); the seller will pay these. With good bones and its versatile layout, this property offers a unique opportunity: get into an aesthetically pleasing house in a desirable neighborhood at a reasonable price, without the heavy premium



of a fully remodeled flip. Make this your home and catch the early wave of the growing appreciation for the Mid-Century Ranch style.

Built in 1956

## Essential Information

MLS® #	25607397
Price	\$949,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,016
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Joel Daniel Rangel
Listing Office	Coldwell Banker Realty

## Community Information

Address	7020 Mary Ellen Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

## Amenities

Parking Spaces	4
Parking	Carport, Driveway, Attached Carport
Garages	Carport, Driveway, Attached Carport
View	None
Pool	None

## Exterior

Exterior	Stucco, Wood Siding, Block
Lot Description	Back Yard, Front Yard, Yard, Lawn

Windows	Double Pane Windows
Roof	Composition
Construction	Stucco, Wood Siding, Block
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room
Appliances	Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	October 17th, 2025
Days on Market	48
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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