

\$1,299,000 - 5310 Irvine Avenue, North Hollywood

MLS® #25613755

\$1,299,000

3 Bedroom, 2.00 Bathroom, 1,480 sqft
Residential on 0 Acres

N/A, North Hollywood,

Welcome to 5310 Irvine Ave., a Hidden Gem in Valley Village! Tucked behind a private, electric-gated driveway, this super charming Valley Village home blends modern comfort with timeless appeal. The main house features 2 bedrooms, 2 bathrooms, and a dedicated office (title shows 3 bedrooms), offering 1,480 square feet of bright, welcoming living space on a generous 6,837 square foot lot. Inside, you're greeted by rich hardwood floors and built-ins that add warmth and character. The flowing layout connects the kitchen, dining, and living areas seamlessly, making the home feel both cozy and airy, ideal for relaxed living or hosting friends and family. Beyond the main residence, a well-appointed 1-bedroom, 1-bath guesthouse offers incredible flexibility. Whether you're looking for a private space for guests, or the perfect home office or studio, this bonus dwelling is ready to adapt to your needs. Thoughtful upgrades throughout the property bring added peace of mind, including a newer roof, new dual-pane windows, updated A/C and venting in the main house, and a brand-new main sewer line to the street, as well as new landscaping and property drainage. With its inviting curb appeal, functional layout, and sought-after location, this residence delivers exceptional value in one of Valley Village's most desirable neighborhoods. (Exact Guesthouse sq ft is unknown, but approx 750sq ft. Some sq ft is permitted as a rec room, buyer to their own due diligence) OFFER DEADLINE 11/09/25 @9pm



Built in 1937

Essential Information

MLS® #	25613755
Price	\$1,299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,480
Acres	0.16
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Meadow Scott
Listing Office	Compass

Community Information

Address	5310 Irvine Avenue
Area	VVL - Valley Village
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91601

Amenities

Parking Spaces	3
Parking	Carport, Door-Single, Driveway, Garage, Electric Gate, Private, Storage
# of Garages	1
Garages	Carport, Door-Single, Driveway, Garage, Electric Gate, Private, Storage
View	None
Pool	None

Exterior

Exterior	Stucco
Construction	Stucco

Interior

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

Additional Information

Date Listed	November 1st, 2025
Days on Market	11
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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