

\$640,000 - 2470 Marengo Avenue, Altadena

MLS® #25622947PS

\$640,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

N/A, Altadena,

This is an incredible opportunity to reimagine and build your dream home on a desirable corner lot in a neighborhood we've long cherished. Located at 2470 Marengo Ave., Altadena, CA, this flat and spacious 10,174 sq. ft. parcel offers tremendous potential. The property features an existing block wall separating both neighbors and boasts fantastic views of the San Gabriel Mountains. Enjoy close proximity to local hiking trails, Downtown Altadena, shops, and the historic Christmas Tree Lane just blocks away. Before the Eaton Canyon Fire, the previous residence was approximately 1,920 sq. ft. with 3 bedrooms and 2 bathrooms. Importantly, homes east of Calaveras and Marengo were not totally affected or burned, preserving the integrity of this highly sought-after pocket. We appreciate your interest. Please contact your real estate agent to arrange a private showing, or feel free to drive by, then give us a call. Phase 1 & 2 debris removal from Army Corp has been completed. Buyers should independently verify all zoning, permitting, and rebuilding requirements with Los Angeles County. Property is being sold in As-Is condition.



Essential Information

MLS® #	25622947PS
Price	\$640,000
Bathrooms	0.00

Acres	0.23
Type	Land
Status	Closed
Listing Agent	Stephanie Cunningham
Listing Office	Capitis Real Estate

Community Information

Address	2470 Marengo Avenue
Area	604 - Altadena
Subdivision	N/A
City	Altadena
County	Los Angeles
Zip Code	91001

Amenities

View	Mountain(s)
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Exterior

Lot Description	Back Yard, Lawn, Corners Marked
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Additional Information

Date Listed	November 26th, 2025
Days on Market	124
Zoning	LCR1YY
Short Sale	N
RE / Bank Owned	N

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