

\$999,000 - 421 Beech Street, Los Angeles

MLS® #25623643

\$999,000

3 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0 Acres

N/A, Los Angeles,

Set in the scenic hills of Mt. Washington, this updated modern retreat offers an exceptional blend of privacy, natural light, and expansive outdoor living. Thoughtfully designed to embrace its striking hillside setting, the home features an open-concept floor plan that maximizes both flow and functionality. Sunlight pours through large picture windows, framing panoramic mountain and city views and creating a warm, uplifting atmosphere from dawn to dusk. The main living area transitions seamlessly into a contemporary kitchen appointed with clean-lined cabinetry, generous counter space, and an intuitive layout ideal for cooking, gathering, and entertaining. Its elevated vantage point showcases sweeping sight-lines across the surrounding landscape, giving the shared spaces an airy, connected feel. The entire lower level is devoted to the primary suite - a spacious, private retreat with direct access to the backyard. Whether envisioned as a serene place to unwind, a creative workspace, or a suite with reading and lounge areas, the space offers flexibility to fit a variety of lifestyles. Outdoor living is a defining feature of this Mt. Washington property. Multiple terraces and patios create distinct zones for lounging, dining, and gardening, while the upper yard delivers unobstructed views and the expansive flat lower yard offers rare versatility for recreation, landscaping, or future enhancements. Whether hosting gatherings or cultivating a personal sanctuary, the outdoor spaces invite



endless possibilities. Ideally located in one of Mt. Washington's most sought-after neighborhoods, the home offers a peaceful hillside setting just minutes from Highland Park, Eagle Rock, and Downtown Los Angeles. Enjoy easy access to beloved Eastside restaurants, cafes, parks, and cultural destinations - all while returning home to a quiet, nature-filled retreat. With modern updates, generous outdoor spaces, and sweeping views, this hillside residence stands out as a remarkable opportunity in today's Mt. Washington real estate market.

Built in 1924

Essential Information

MLS® #	25623643
Price	\$999,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,122
Acres	0.15
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Brad Keyes
Listing Office	Keyes Real Estate

Community Information

Address	421 Beech Street
Area	680 - Mount Washington
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

Amenities

Parking Spaces	2
Parking	Driveway, Gravel
Garages	Driveway, Gravel
View	City Lights, Valley
Pool	None

Interior

Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Multi/Split

Additional Information

Date Listed	December 2nd, 2025
Days on Market	15
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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