

\$998,000 - 2303 Graydon Avenue, Monrovia

MLS® #AR25054083

\$998,000

4 Bedroom, 2.00 Bathroom, 1,238 sqft
Residential on 0 Acres

N/A, Monrovia,

Charming 4-Bedroom, 2-Bathroom Home for Sale in Mayflower Village

This property boasts numerous recent upgrades, including a new Owens Corning Duration Cool Plus roof, energy-efficient dual pane tempered glass windows, interior and exterior paint, and laminate flooring throughout. The main bathroom has been remodeled to enhance functionality and style. The main bedroom features a walk-in closet and an en-suite bathroom.

The versatile third bedroom can be utilized as office space or a TV room. A large backyard provides ample opportunities for outdoor dining and gardening. The generous lot size offers space for expansion or the addition of an accessory dwelling unit, presenting potential rental opportunities. Additional features include: Two-car garage, Inside laundry area with a stackable washer and dryer, Central air and heating and Galley kitchen with new built-in gas oven, gas stove top, dishwasher.

This home is conveniently located in the Mayflower Village area of Monrovia. It offers proximity to distinguished top-rated schools and is just minutes away from the Metro Gold Line and Old Town Monrovia. Residents can enjoy numerous city benefits, including concerts in the park, Friday night street fairs, Saturday farmers markets, art festivals, library activities, Christmas Parade, Annual Monrovia Days community festival, parade and carnival. The Monrovia Unified School District (MUSD)



has been recognized as one of the best for 2025. Do not miss the opportunity to make this house your forever home!

Built in 1948

Essential Information

MLS® #	AR25054083
Price	\$998,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,238
Acres	0.17
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cynthia Craig
Listing Office	Century 21 Adams & Barnes

Community Information

Address	2303 Graydon Avenue
Area	639 - Monrovia
Subdivision	N/A
City	Monrovia
County	Los Angeles
Zip Code	91016

Amenities

Parking Spaces	2
Parking	Garage, Door-Multi
# of Garages	2
Garages	Garage, Door-Multi
View	Mountain(s), Peek-A-Boo
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

Exterior

Lot Description	Back Yard
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Foundation	Raised

Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), All Bedrooms Down, Walk-In Closet(s), Built-in Features, Galley Kitchen, Tandem
Appliances	Dishwasher, Disposal, Gas Oven, Gas Water Heater, Microwave, Gas Cooktop, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Monrovia Unified
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Additional Information

Date Listed	March 6th, 2025
Days on Market	21
Zoning	LCR171/2
Short Sale	N
RE / Bank Owned	N

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