

\$785,000 - 1454 Avenue 46, Los Angeles

MLS® #AR25153244

\$785,000

3 Bedroom, 3.00 Bathroom, 1,053 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome to 1454 N Avenue 46, a charming property located at the intersection of Eagle Rock and Highland Park, just off York Blvd and blocks from Occidental College. With quick access to the 2, 5, and 134 freeways, the location is ideal.

Built in 1922, the front house features 2 bedrooms and 2 bathrooms, while the detached studio includes a bedroom space, kitchenette, and bathroom—giving you a total of 3 bedrooms and 3 bathrooms.

A brick pathway leads through a succulent and fruit tree garden often visited by parrots. Inside, original details like the vintage picture window add charm. The primary suite includes a walk-in closet and full bath with tub, while the second bedroom connects to a bath with a large shower.

The kitchen includes a Samsung fridge and gas stove, and opens to a separate laundry room with a classic fold-down ironing board.

Outside, enjoy a private patio, a tankless water heater, and a workshop with furniture and workbench included.

The detached studio offers extra flexibility for guests, rental income, or creative space—plus an adjacent custom-built storage shed.

Character, location, and versatility—1454 North Avenue 46 has it all.



Built in 1922

Essential Information

MLS® #	AR25153244
Price	\$785,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,053
Acres	0.11
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jonathan Rodriguez
Listing Office	CA Flat Fee Listings, Inc

Community Information

Address	1454 Avenue 46
Area	618 - Eagle Rock
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90041

Amenities

View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	All Bedrooms Down
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed July 7th, 2025

Days on Market 15

Zoning LARD3

Short Sale N

RE / Bank Owned N

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