

\$1,195,000 - 243 Forest Avenue, Arcadia

MLS® #AR25189298

\$1,195,000

2 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0 Acres

N/A, Arcadia,

Charming Arcadia Opportunity with ADU
Potential â€“ First Time on Market in Nearly 50
Years!



Welcome to 243 E. Forest Ave, a rare find nestled in one of Arcadiaâ€™s most desirable neighborhoods with access to top-rated schools. This classic home, available for the first time in nearly five decades, exudes timeless character with original hardwood floors, beautifully plastered walls, elegant coved ceilings, and a dedicated laundry room. Thoughtful upgrades include newer HVAC, dual-pane windows, roof, and water heater, offering energy saving, comfort and peace of mind. This home also features a brand-new concrete driveway, showcasing excellent curb appeal, designed for both style and durability.

The expansive backyard offers alley access and is ready for expansion. Included in the sale are previously approved design documents for an 800 SF, 2-bedroom, 2-bathroom ADU. The buyer may resubmit the plans and pay the applicable fees to obtain a new permit through the City of Arcadia. A separate water service line has already been installed, and all remaining utilities are conveniently located in the alley next to the proposed ADU siteâ€“making this an ideal setup for future development or multi-generational living.

Donâ€™t miss this opportunity to own a

well-maintained home with vintage charm and modern growth potential in a premier Arcadia location!

Built in 1940

Essential Information

MLS® #	AR25189298
Price	\$1,195,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.17
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Brian Gordon
Listing Office	Lotus Property Services, Inc.

Community Information

Address	243 Forest Avenue
Area	605 - Arcadia
Subdivision	N/A
City	Arcadia
County	Los Angeles
Zip Code	91006

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Concrete, Door-Single, Driveway, Garage
# of Garages	1
Garages	Concrete, Door-Single, Driveway, Garage
View	Mountain(s), Neighborhood
Pool	None

Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description Back Yard, Front Yard, Rectangular Lot, Sprinkler System
Windows Double Pane Windows
Roof Shingle
Foundation Slab

Interior

Interior Wood
Interior Features Granite Counters
Appliances Dishwasher, Disposal, Gas Range, Refrigerator, Range Hood, Water Heater, Dryer, Washer
Heating Central
Cooling Central Air
Fireplaces None
of Stories 1
Stories One

School Information

District Arcadia Unified
Elementary Highland Oaks
Middle Foothills
High Arcadia

Additional Information

Date Listed August 21st, 2025
Days on Market 10
Zoning ARR1*
Short Sale N
RE / Bank Owned N

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