

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

MLS® #AR25189298

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**\$1,195,000**

2 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0 Acres

N/A, Arcadia,

Charming Arcadia Opportunity with ADU  
Potential â€œ 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)
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## 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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