

# \$950,000 - 445 N Wilson Avenue, Pasadena

MLS® #AR25218949

**\$950,000**

2 Bedroom, 1.00 Bathroom, 898 sqft

Residential on 0 Acres

N/A, Pasadena,

Cute Vacant Bungalow near Old Town Pasadena, Large R4 zone lot, First Time for Sale since 1988, Garage parking with large backyard, perfect for ADU. It can be purchased together with 3 adjacent houses as a large development play.

A Cute bungalow style 2bedroom+1bathroom house near Lake Ave shopping area, and just minutes away from Old Town Pasadena, Pasadena City College, and CALTECH. Currently vacant, it is ready for one lucky buyer that wants a good location house near the many amenities City of Pasadena has to offer. The property has an attractive curb appeal with a cute front yard and a front porch, and a large backyard. It has hardwood flooring in living room, large living room area complete with mini-split HVAC, carpeted bedrooms with ceiling fans. It has a sizable kitchen with laundry room next to it. This well-maintained cute bungalow style house was built in 1901 and sit on a 5569 SF R4 zone lot. It has a 1 car garage parking and a long driveway for 2nd car; the detached garage would be perfect for an ADU conversion. This house is vacant and will be delivered vacant. The area has excellent demographics of  $\pm \$120,347$  average household income in a 1-mile radius. Perfect for first time homebuyer or a house flipper or a developer.

This house can be purchased together with the 3 adjacent houses: 459 N Wilson Ave



(tenant occupied), 1072 E Villa St (corner lot  
“ tenant occupied), and 1062 E Villa St  
(vacant) as a lot assemblage for a future  
development potential (high density zone R4  
“ total 4 lots will allow up to 23-units “  
buyer to verify). The property is located just  
three blocks away from Lake Ave and within  
walking distance to myriads of shopping and  
other amenities on Lake Ave and Colorado  
Blvd. It is within minutes from Old Town  
Pasadena, Rose Bowl, The Paseo on  
Colorado, museums, theaters, entertainments,  
groceries, cafes, shops, and other fantastic  
amenities in Pasadena. The property has  
superb access to FWY 210 and 110 and offers  
an easy commute to additional employment  
centers of downtown Los Angeles and  
adjacent cities of Burbank and Glendale via  
134 Freeway. It is minutes away from FWY  
110 that connect to Downtown Los Angeles.

Built in 1901

## Essential Information

MLS® #	AR25218949
Price	\$950,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	898
Acres	0.13
Year Built	1901
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Handoko Chen
Listing Office	Growth Investment Group Pasade

## Community Information

Address	445 N Wilson Avenue
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Area	645 - Pasadena (NW)
Subdivision	N/A
City	Pasadena
County	Los Angeles
Zip Code	91106

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Concrete, Door-Multi, Garage
# of Garages	1
Garages	Driveway, Concrete, Door-Multi, Garage
View	None
Pool	None

## Exterior

Exterior	Wood Siding
Lot Description	Landscaped, Lawn, Level, Near Public Transit, Rectangular Lot, Street Level, ThirtySixToFortyUnitsAcre, Value In Land
Roof	Asbestos Shingle
Construction	Wood Siding
Foundation	Raised

## Interior

Interior	Carpet, Wood
Interior Features	Eat-in Kitchen
Appliances	Gas Range
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Pasadena Unified
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## Additional Information

Date Listed	September 16th, 2025
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Days on Market	42
Zoning	R4
Short Sale	N
RE / Bank Owned	N

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