

\$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 $\hat{\pm}$ \$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
â€“ tenant occupied), and 1062 E Villa St
(vacant) as a lot assemblage for a future
development potential (high density zone R4
â€“ total 4 lots will allow up to 23-units â€“
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 |
|---------|---------------------|

| | |
|-------------|---------------------|
| 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 |
|----------|------------------|

Additional Information

| | |
|-------------|----------------------|
| Date Listed | September 16th, 2025 |
|-------------|----------------------|

| | |
|-----------------|----|
| Days on Market | 42 |
| Zoning | R4 |
| Short Sale | N |
| RE / Bank Owned | N |

Based on information from California Regional Multiple Listing Service, Inc. as of February 6th, 2026 at 8:41am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.