

# **\$950,000 - 425 Lincoln Street, Burbank**

MLS® #BB25042405

**\$950,000**

2 Bedroom, 1.00 Bathroom, 1,100 sqft

Residential on 0 Acres

N/A, Burbank,

Storybook charm in Magnolia Park where classic character meets modern convenience. This enchanting 2-bedroom, 1-bathroom bungalow sits on a picturesque tree-lined street with 1,100 sq. ft. of living space on a spacious 6,359 sq. ft. lot, offering excellent potential for expansion or an ADU. Inside, enjoy a bright and airy living space with hardwood floors, abundant natural light, and an updated kitchen with sleek countertops, stylish cabinetry, and stainless steel appliances. Spacious bedrooms with plush carpeting provide a cozy retreat, while the updated bathroom adds appeal. A sprawling backyard oasis awaits—ideal for entertaining, gardening, or future expansion. Modern upgrades include a newer central AC/heat system, tankless water heater, double-pane windows, and all-copper plumbing feed lines. A full-sized interior washer and dryer and a storage shed add convenience. Located moments from Magnolia Boulevard's boutiques, cafés, and restaurants, as well as the Burbank Buena Vista Library and Olive Recreation Center. Feeds into the highly regarded Burbank Unified School District. Don't miss this rare opportunity to own a piece of Magnolia Park's timeless charm—schedule your private showing today!



Built in 1939

## **Essential Information**

MLS® #	BB25042405
Price	\$950,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,100
Acres	0.15
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Philip Keppel
Listing Office	Media West Realty, Inc.

## Community Information

Address	425 Lincoln Street
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91506

## Amenities

Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Overhead Utilities
Parking	Driveway, On Street
Garages	Driveway, On Street
View	Neighborhood
Pool	None

## Exterior

Exterior	Copper Plumbing
Lot Description	Back Yard, Front Yard, Lawn, Level, Yard, Paved, Rectangular Lot, Walkstreet
Roof	Asphalt, Shingle
Construction	Copper Plumbing
Foundation	Raised

## Interior

Interior	Carpet, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), All Bedrooms Down, Solid Surface Counters
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Gas Range, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Burbank Unified
Elementary	Roosevelt
High	Burroughs

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	14
Zoning	BUR1YY
Short Sale	N
RE / Bank Owned	N

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