

# \$620,000 - 915 Pasadena Avenue, Azusa

MLS® #CV24254125

**\$620,000**

2 Bedroom, 1.00 Bathroom, 1,216 sqft

Residential on 0 Acres

N/A, Azusa,

This property presents an exceptional opportunity for investors! Fantastic fixer upper opportunity awaits! Located north of the 210 Freeway! Step outside the French Doors into the courtyard leading to the large backyard that allows you to create a perfect space for relaxation, entertainment, gardening or a potential ADU (verify with the city). Home features newer windows, recently installed front and side entry doors, gas fireplace in the living room and a FAU Heating Unit. This property is perfectly situated close enough to Pasadena and Downtown LA to make for an easy commute, but far enough away to be a serene community with natural beauty and recreational opportunities right outside your door. Dining, entertainment, and shopping are plentiful. Azusa is a remarkably developed town featuring two esteemed local colleges, Citrus College and Azusa Pacific University, that contribute to a dynamic local economy. You will find this property not only strategically located but also poised for growth in a community that balances nature and modern amenities. The home is conveniently located close to schools, public parks, shopping centers, Costco, In-N-Out, restaurants, library, Santa Fe Recreation Area, and just minutes away from the 210 and 605 Freeways. And for those who would like to avoid congestion on the highway, you have the option to take advantage of the nearby Goldline Commuter Train Station. Don't miss out on this wonderful opportunity to make



this house your home! This property presents an exceptional opportunity in the thriving canyon city of Azusa! Come check it out today! Property is sold as-is. High School/District obtained through Great Schools web site (buyer to verify accuracy). Zoning information based on public records (buyer to verify accuracy).

Built in 1946

## Essential Information

MLS® #	CV24254125
Price	\$620,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,216
Acres	0.17
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Vince Del Negro
Listing Office	RE/MAX CHAMPIONS

## Community Information

Address	915 Pasadena Avenue
Area	607 - Azusa
Subdivision	N/A
City	Azusa
County	Los Angeles
Zip Code	91702

## Amenities

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None

Pool None

## Interior

Interior Features	All Bedrooms Down
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Azusa Unified
High	Azusa

## Additional Information

Date Listed	January 13th, 2025
Days on Market	22
Zoning	AZR1C*
Short Sale	N
RE / Bank Owned	N

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