

# \$825,000 - 15363 Nelson Avenue, La Puente

MLS® #CV25107092

**\$825,000**

5 Bedroom, 3.00 Bathroom, 1,946 sqft

Residential on 0 Acres

N/A, La Puente,

Multi-Generational Living or Rental Income Opportunity! Welcome to 15363 Nelson Ave, La Puente!

Discover the perfect blend of functionality, comfort, and opportunity in this versatile property! Offering 4 bedrooms and 2 bathrooms, PLUS a permitted 741 sq ft addition with its own private entrance, spacious living room, bedroom, bathroom, and ready-to-go plumbing and gas lines for a potential second kitchen or ADU conversion (buyer to verify with city). Total living space 1,946 sq ft!



Key Upgrades Include but not limited:

- ¤ Dual-pane windows throughout for energy efficiency and comfort
- ¤ New roof installed in 2016
- ¤ Updated flooring in 2020
- ¤ Garage door replaced in 2020
- ¤ Upgraded to a brand-new 200-amp electrical panel with EV plug in the garage in 2025 ¨ ready for modern living and future expansions!

Prime Location:

Located in a quiet, established neighborhood, this home offers convenience at your doorstep. You're just minutes away from shopping centers, grocery stores, and a variety of dining options. Enjoy easy access to major freeways including the 60, 10, and 605, making your commute across Los Angeles County simple and efficient.

Walking distance to elementary school and high school. Take a short walk to La Puente City Park, where you can experience live performances, concerts, and family-friendly events that bring joy year-round!

Only 8 miles to Mt. San Antonio College and 10 miles to Cal Poly Pomona, making this an ideal spot for students and families alike.

#### Who Will Love This Home?

• Families seeking space for

multi-generational living with privacy

• Investors looking for rental income potential

• First-time buyers wanting room to grow

• Anyone dreaming of flexible living options in a vibrant, central location!

Don't miss this rare opportunity to live in one unit and rent out the other or create your dream multi-generational home!

? Join us at the Open House: Saturday & Sunday from 2-4 PM! Come see it, feel it, and fall in love!

Built in 1955

#### Essential Information

MLS® #	CV25107092
Price	\$825,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,946
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lirong Zhu
Listing Office	MAPLE PROPERTIES

## Community Information

Address	15363 Nelson Avenue
Area	633 - Industry/La Puente/Valinda
Subdivision	N/A
City	La Puente
County	Los Angeles
Zip Code	91744

## Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

## Exterior

Lot Description	SixToTenUnitsAcre
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## Interior

Interior	Laminate
Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Hacienda La Puente Unified
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## Additional Information

Date Listed	May 2nd, 2025
Days on Market	13
Zoning	LPR1YY
Short Sale	N
RE / Bank Owned	N

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