

# \$849,000 - 3325 Merced, Los Angeles

MLS® #CV25274954

## \$849,000

3 Bedroom, 3.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

This classic Craftsman duplex sits on a 5,600 sq ft lot, offering superior flexibility for owner-occupants and investors. Totalling 1,532 sq ft, the property features two private, well-laid-out units: The 2-bed/2-bath front home with a detached one-car garage and California basement. The 1-bed/1-bath rear home includes its own separate gated parking, entrance, and storage unit.

Original architectural details and a welcoming covered porch retain the home's charm, recent upgrades include, mini-split HVAC systems in the front home, & dedicated indoor laundry area. Both homes offer generous room sizes, ample kitchen storage, and comfortable bathrooms.

The expansive rear yard has mature fruit trees, concrete patio area, and significant space for entertaining or gardening. Additional features: detached 1 car garage, California basement under the 2 bedroom home, and a storage shed for the back unit.



Built in 1923

## Essential Information

MLS® #	CV25274954
Price	\$849,000
Bedrooms	3
Bathrooms	3.00
Acres	0.13
Year Built	1923

Type	Residential Income
Sub-Type	Duplex
Status	Closed
Listing Agent	Alan Ramirez
Listing Office	REAL BROKERAGE TECHNOLOGIES

### Community Information

Address	3325 Merced
Area	CYPK - Cypress Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

### Amenities

Parking Spaces	1
Parking	Assigned
# of Garages	1
Garages	Assigned
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
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### Interior

Heating	Ductless
Cooling	Ductless, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Dining Room, See Remarks
# of Stories	1
Stories	One

### Additional Information

Date Listed	December 11th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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