

# **\$1,299,000 - 3257 Prospect Avenue, La Crescenta**

MLS® #DW25067342

**\$1,299,000**

5 Bedroom, 4.00 Bathroom, 2,300 sqft

Residential on 0 Acres

N/A, La Crescenta,

Located in the desirable La Crescenta neighborhood, this beautifully updated home seamlessly blends classic charm with modern comfort. Built in 1925, this meticulously maintained single-family residence offers a 3-bedroom, 2-bath main home.

A standout feature of this property is the ADU (Accessory Dwelling Unit), adding immense value with 2 additional bedrooms and 2 bathrooms. This private, self-contained space features its own modern kitchen, stylish bathrooms, and independent living areas, making it perfect for extended family, guests, or rental income opportunities.

Perfectly situated within the award-winning Glendale Unified School District, this home offers easy access to top-rated schools, scenic parks, hiking trails, and the charming shops and eateries. Its prime location also places it just minutes from major freeways, ensuring effortless commuting.

The backyard is a tranquil outdoor escape, ideal for entertaining or relaxation, featuring lush landscaping and a spacious patio for gatherings.

3257 Prospect Ave presents a rare opportunity to own a fully upgraded residence with additional living space in one of LA County's most desirable neighborhoods. Don't miss out on this one-of-a-kind luxury home—a perfect blend of modern innovation, comfort, and investment potential!



Built in 1925

## Essential Information

MLS® #	DW25067342
Price	\$1,299,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,300
Acres	0.13
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Carla Morgner
Listing Office	SoCal 5 Real Estate

## Community Information

Address	3257 Prospect Avenue
Area	635 - La Crescenta/Glendale Montrose & Annex
Subdivision	N/A
City	La Crescenta
County	Los Angeles
Zip Code	91214

## Amenities

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Driveway, Driveway Level
# of Garages	1
Garages	Driveway, Driveway Level
View	City Lights, Hills, Mountain(s), Neighborhood, Canyon
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard
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## Interior

Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Down, Walk-In
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	Closet(s), Breakfast Bar, Built-in Features
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Water Heater, Gas Cooktop, Gas Water Heater, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

## School Information

District	Glendale Unified
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## Additional Information

Date Listed	March 26th, 2025
Days on Market	17
Zoning	GLR1YY
Short Sale	N
RE / Bank Owned	N

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