

# \$599,999 - 9525 Dearborn Avenue, South Gate

MLS® #DW25161097

---

## \$599,999

2 Bedroom, 1.00 Bathroom, 943 sqft  
Residential on 0 Acres

N/A, South Gate,

Welcome to this cozy 2-bedroom, 1-bath home located on a picturesque tree-lined street. Offering 943 sqft of living space on a generous 5,633 sqft lot, this property includes a bonus bedroom (buyers to verify permits) providing added flexibility for your needs. The recently renovated bathroom adds a fresh touch, while the rest of the home offers a great opportunity for buyers to bring their vision and a little TLC to make it their own. A long driveway accommodates 3-4 to cars and leads to a detached 2-car garage, offering ample parking and storage. Enjoy the spacious backyard, ideal for outdoor entertaining or future expansion. Perfect potential for an ADU (accessory dwelling unit). Don't miss out on this hidden gem with tons of upside in a desirable neighborhood.



Built in 1950

## Essential Information

MLS® #	DW25161097
Price	\$599,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	943
Acres	0.13
Year Built	1950
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Greta Zapien
Listing Office	Keller Williams SELA

### **Community Information**

Address	9525 Dearborn Avenue
Area	T2 - Cudahy, SouthGate W of 710, HuntPk S of Flore
Subdivision	N/A
City	South Gate
County	Los Angeles
Zip Code	90280

### **Amenities**

Utilities	Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Not Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
# of Garages	2
View	None
Pool	None

### **Exterior**

Lot Description	Back Yard, Front Yard, Near Park, Near Public Transit, Yard
-----------------	---

### **Interior**

Interior Features	All Bedrooms Down, Separate/Formal Dining Room
Appliances	Gas Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
----------	---------------------

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	43

Zoning                   SGR3YY

Short Sale               N

RE / Bank Owned       N

Based on information from California Regional Multiple Listing Service, Inc. as of April 26th, 2026 at 4:50am PDT. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.