

# \$725,000 - 10520 Ruthelen, Los Angeles

MLS® #DW25281142

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## \$725,000

3 Bedroom, 2.00 Bathroom, 1,880 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Nestled in the South Los Angeles corridor, this home provides an ideal blend of established residential charm and exceptional access to major Southern California destinations.

Located just minutes from SoFi Stadium and the Hollywood Park entertainment district, the property is close to premier sports, concerts, and year-round events, as well as the evolving Hollywood Park complex featuring new retail, dining, and entertainment options. This central location provides urban convenience with strong growth momentum, making it an attractive area for both homeowners and investors.

The property presents additional value-add potential, with an existing garage conversion that may provide an opportunity for a buyer to seek permits and potentially convert the space into a legal ADU, subject to city approval.

(Buyer to independently verify zoning, permits, square footage, and all development possibilities with the City of Los Angeles). This flexibility makes the property appealing to both owner-occupants and investors seeking future growth potential.

Built in 1939

## Essential Information

MLS® #                      DW25281142

Price                              \$725,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,880
Acres	0.16
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nelson Sanchez
Listing Office	Century 21 A Better Service

### **Community Information**

Address	10520 Ruthelen
Area	C36 - Metropolitan Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90047

### **Amenities**

Parking Spaces	2
# of Garages	2
Pool	None

### **Exterior**

Lot Description	Front Yard
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### **Interior**

Interior Features	All Bedrooms Down
Cooling	See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	December 27th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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