

# \$1,320,000 - 1329 Linden Avenue, Glendale

MLS® #GD24224828

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## \$1,320,000

2 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0 Acres

N/A, Glendale,

Location Location location! This exceptional NW highly desirable area in Glendale with full of palm trees street, walking distance to Brand Library and Park, Balboa Elementary school and Kenneth Village. The house features 2 bedrooms, 2 baths and rented 1 bedroom and 1 bath permitted guesthouse, with central AC, refrigerator and washer dryer in unit with separate parking and separate access/entrance through alley behind. The house and guest house upgraded to new copper plumbing, electrical ,central AC and sewage system. some TLC needed. The permitted guest house is few months away to be converted to ADU. PLEASE DO NOT DISTURB OCCUPANT. Some TLC needed NO REPAIRS OR CREDIT WILL BE GIVEN.



Built in 1925

## Essential Information

MLS® #	GD24224828
Price	\$1,320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,145
Acres	0.18
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Serge Zargarian
Listing Office	Hayasa Realty, Inc.

## Community Information

Address	1329 Linden Avenue
Area	626 - Glendale-Northwest
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91201

## Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Attached Carport, Electric Gate
# of Garages	2
Garages	Attached Carport, Electric Gate
View	City Lights
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Smoke Detector(s), Prewired, Security Lights

## Exterior

Exterior	Drywall, Copper Plumbing
Exterior Features	Awning(s)
Lot Description	ZeroToOneUnitAcre
Windows	Blinds
Roof	Asphalt
Construction	Drywall, Copper Plumbing
Foundation	Concrete Perimeter, Permanent, Block

## Interior

Interior	Wood
Interior Features	Crown Molding, Separate/Formal Dining Room, Granite Counters, Pantry, Recessed Lighting, Storage, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Appliances	Built-In Range, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY

STAR Qualified Water Heater, Electric Cooktop, Electric Oven, Electric Range, Electric Water Heater, Freezer, Disposal, Gas Range, Ice Maker, Microwave, Refrigerator, Water Heater, Tankless Water Heater

Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Family Room, Gas, Outside
# of Stories	1
Stories	One

### **School Information**

District	Gridley Unified
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### **Additional Information**

Date Listed	October 31st, 2024
Days on Market	75
Zoning	GLR1YY
Short Sale	N
RE / Bank Owned	N

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