

# **\$1,425,000 - 780 Ridge Drive, Glendale**

MLS® #GD25023100

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## **\$1,425,000**

3 Bedroom, 2.00 Bathroom, 1,372 sqft

Residential on 0 Acres

N/A, Glendale,

Spectacular views and coveted location in Chevy Chase Canyon!

This home found in the desirable Chevy Chase Canyon neighborhood of Glendale, California is a charming single story estate, which offers breathtaking views spanning the canyon, downtown Los Angeles, and on clear days the Pacific Ocean.

This cozy and private home features 3 bright and airy bedrooms and 2 well appointed bathrooms. A formal entrance welcomes you to an open floor plan showcasing a warm living room with a fireplace, a spacious kitchen that flows seamlessly into a formal dining area. A highlight of this home is a sunlit covered sitting room with beam ceilings and large windows perfect for soaking in the daylight or enjoying twilight vistas.

The front yard boasts remarkable curb appeal with decorative and pine trees while the backyard is a private escape, offering multiple covered and uncovered, seating areas, barbecue and other amenities, as well as an array of fruit trees such as pomegranate, fig, guava, persimmon, orange, mandarin, lemon etc.

The property also includes a two car garage with ample storage and a generous driveway perfect for hosting guests.

This home offers unparalleled convenience with easy access to major destinations and essential services. Shopping, dining, and entertainment are at your fingertips with the Americana at Brand and Glendale Galleria



nearby, offering a vibrant mix of high-end retailers casual and fine dining, and entertainment options. For students and professionals Glendale Community College is just a short drive away making commuting effortless.

Additionally this home is a commuter's dream with quick access to the 134, two, 210, and five freeways, ensuring a smooth connection to all of Los Angeles.

This exquisite home combines tranquil privacy with inspiring views, an ideal retreat in the heart of the Chevy Chase Canyon. Welcome!

Built in 1962

**Essential Information**

MLS® #	GD25023100
Price	\$1,425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,372
Acres	0.43
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Margarita Tadevosyan
Listing Office	Keller Williams R. E. Services

**Community Information**

Address	780 Ridge Drive
Area	624 - Glendale-Chevy Chase/E. Glenoaks
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91206

**Amenities**

Parking Spaces	2
# of Garages	2
View	Trees/Woods, Canyon, City Lights, Ocean, Panoramic
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Gentle Sloping, Yard
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## Interior

Interior Features	Bedroom on Main Level, Main Level Primary, Primary Suite
Appliances	Washer, Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Family Room, Gas Starter
# of Stories	1
Stories	One

## School Information

District	Glendale Unified
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## Additional Information

Date Listed	January 31st, 2025
Days on Market	16
Zoning	GLR1YY
Short Sale	N
RE / Bank Owned	N

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