

# \$499,000 - 168 Purple Sage Lane, Altadena

MLS® #GD25162543

**\$499,000**

0 Bedroom, 0.00 Bathroom,

Land on 0 Acres

N/A, Altadena,

PHASE 1 & 2 COMPLETE! Nestled at the end of a peaceful cul-de-sac in one of Altadena's most desirable neighborhoods, this flat, rectangular parcel offers a rare opportunity to build a dream home surrounded by nature, and peace. Located west of Lake Avenue and north of Loma Alta Drive, the lot spans approximately 7,020 square feet (per LA County Assessor; buyer to verify) and sits on the north side of Glenrose Avenue—an idyllic, no-through-traffic street known for its tranquility, lack of city noise, and stunning mountain views. The previous home, lost in the Eaton Fire, was a charming 3-bedroom, 2-bath single-family residence with a detached two-car garage, a separate studio space, and a pool—which still remains intact, along with the driveway. Phases 1 and 2 of County-managed debris removal have already been completed, and the property had sewer, water, electric, and gas connections prior to the fire. Enjoy the quiet atmosphere, clean mountain air, and scenic beauty that comes with being just moments from some of the area's best hiking trails. On hot LA days, the area is often several degrees cooler and sometimes even shrouded in refreshing mist, keeping the plant life lush year-round. The lot is being sold as-is, in its present physical condition. For safety reasons, please do not enter the property—drive-by only.



## Essential Information

MLS® #	GD25162543
Price	\$499,000
Bathrooms	0.00
Acres	0.16
Type	Land
Status	Closed
Listing Agent	Andrea Megerdichian
Listing Office	Luxury Collective

## Community Information

Address	168 Purple Sage Lane
Area	604 - Altadena
Subdivision	N/A
City	Altadena
County	Los Angeles
Zip Code	91001

## Amenities

View	Mountain(s)
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## Exterior

Lot Description	ZeroToOneUnitAcre
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## Additional Information

Date Listed	July 18th, 2025
Days on Market	33
Zoning	LCR175*
Short Sale	N
RE / Bank Owned	N

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