

# **\$1,070,000 - 1312 5th Street, Glendale**

MLS® #GD25167586

**\$1,070,000**

3 Bedroom, 2.00 Bathroom, 1,296 sqft

Residential on 0 Acres

N/A, Glendale,

Located in Northwest Glendale above Glenoaks, this inviting 3-bedroom 2-bathroom home offers 1,296 square feet of thoughtfully designed living space. From the moment you arrive, you will appreciate the clean lines and modern aesthetic enhanced by beautiful tile flooring throughout the main areas. The home is filled with both natural and recessed lighting, creating a warm and welcoming environment from morning to night. The open-concept flow from the living area, featuring a cozy fireplace, to the dining space makes this home ideal for both entertaining and everyday living. Each bedroom is incredibly spacious, providing plenty of room for rest, relaxation, and personalization. Convenient laundry area just off the bedroom. The bathrooms are well-appointed and conveniently located. Outside, enjoy a generous backyard area that includes an open covered patio, perfect for outdoor dining, lounging, or enjoying Glendale's sunny weather year-round. Detached 2-car garage provides ample parking and storage. Adding even more value is a separate private entrance that leads to a spacious basement featuring its own living area and a large bonus room. This flexible space is ideal for a home office, creative studio, guest suite, or potential rental income opportunity. Set in a sought-after neighborhood close to shopping, dining and parks, this home combines comfort, convenience, and potential in one of Glendale's most desirable locations. Do not



CRMLS

miss your chance to own a versatile and beautifully maintained property in a prime area. Welcome Home!

Built in 1939

## Essential Information

MLS® #	GD25167586
Price	\$1,070,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,296
Acres	0.12
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marlin Dginguerian
Listing Office	JohnHart Real Estate

## Community Information

Address	1312 5th Street
Area	626 - Glendale-Northwest
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91201

## Amenities

Parking Spaces	2
# of Garages	2
View	City Lights, Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Tile
Interior Features	Breakfast Bar, Recessed Lighting, Bedroom on Main Level, Main Level Primary
Appliances	Dishwasher, Refrigerator, Dryer, Washer, Range Hood
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Glendale Unified
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## Additional Information

Date Listed	July 24th, 2025
Days on Market	10
Zoning	GLR4YY
Short Sale	N
RE / Bank Owned	N

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