

\$2,290,000 - 1245 Irving Ave, Glendale

MLS® #GD25179493

\$2,290,000

4 Bedroom, 4.00 Bathroom, 3,500 sqft
Residential on 0 Acres

N/A, Glendale,

1245 Irving Avenue â€” Glendale, CA + ADU

Welcome to this exceptional two-story Glendale residence that blends timeless architecture with modern comfort, ideally located in the highly desirable 91201 neighborhood just minutes from Kenneth Village.

The main residence offers 3 bedrooms and 3.5 bathrooms along with 2 versatile bonus rooms currently used as recreation spaces. These additional rooms provide excellent flexibility for a home office, gym, or playroom. Bonus rooms are not included in the reported square footage; buyer to verify permitted use and size.

A fully permitted detached 1-bedroom, 1-bathroom ADU adds remarkable versatility. It features a spacious living room with high ceilings, central air conditioning, a full kitchen, and a laundry room â€” perfect for extended family, guests, or supplemental rental income.

Beautiful home offering approx. 3,500 sq. ft. of living space, including an ADU. Title shows 2,781 sq. ft.; additional space of approx. 700 sq. ft. is not reflected in public record. Buyer to verify and satisfy themselves regarding square footage and permits.(back house is fully permitted)

Situated on a tree-lined street, the property includes a long driveway, mature landscaping,



and dual access from both Irving Avenue and the rear alley, where a detached two-car garage is located. The backyard enjoys privacy and pleasant views, creating a relaxing retreat.

With coffee shops, restaurants, grocery stores, Kenneth Park, and scenic hiking trails nearby, this property offers the perfect combination of location, lifestyle, and flexibility â€” a rare opportunity in Glendaleâ€™s sought-after 91201 area.

Information deemed reliable but not guaranteed. Buyer to verify all square footage, room count, permits, and property details to their satisfaction.

for more information call : 818.406.1664

Built in 2002

Essential Information

MLS® #	GD25179493
Price	\$2,290,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,500
Acres	0.18
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Robert Arakisians
Listing Office	Magic Realty

Community Information

Address	1245 Irving Ave
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Area	626 - Glendale-Northwest
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91201

Amenities

View	None
Pool	None

Exterior

Lot Description	Near Public Transit
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Interior

Interior Features	High Ceilings, Bedroom on Main Level, Ceramic Counters, Furnished, Main Level Primary
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air, Electric, Gas
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Glendale Unified
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Additional Information

Date Listed	August 8th, 2025
Days on Market	65
Short Sale	N
RE / Bank Owned	N

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