

\$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 – 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 – 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 – a rare opportunity in Glendale'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

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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