

# **\$1,099,000 - 2412 Mountain Avenue, La Crescenta**

MLS® #GD25192220

**\$1,099,000**

3 Bedroom, 3.00 Bathroom, 2,335 sqft

Residential on 0 Acres

N/A, La Crescenta,

Wonderful Briggs Terrace Family Home in one of the most desirable areas of La Crescenta on over a 9,130 sq. ft. lot offering complete privacy. Homes like this come on the market so rarely as evident by the current owners purchased this property in 1977 and never moved. The home features a large living room with fireplace, a large family room, and a den (no closet) that could be used as bedroom four. The home has an advantageous layout with 2 bedrooms and 2 Baths to the right, the public living areas in the middle and a separate wing to the left with bedroom, bath, laundry, kitchenette and den (possible bedroom 4). The beautiful private grounds with views feature beautiful mature landscape with fruit trees, and a majestic oak shading the expansive deck that wraps the back of the house tying it all together. Tax Assessor shows 2 bedrooms and 1 bath 1147 SF. Permit on file for 600 SF addition listed as Bedroom, Bath, Laundry, and Den. Believed to be no permits for enclosed back family room area and back right bathroom. Property measured by CubiCasa App @ approximately 2335 SF.



Built in 1954

## **Essential Information**

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Price \$1,099,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,335
Acres	0.21
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Robert Schad
Listing Office	Keller Williams R. E. Services

## Community Information

Address	2412 Mountain Avenue
Area	635 - La Crescenta/Glendale Montrose & Annex
Subdivision	N/A
City	La Crescenta
County	Los Angeles
Zip Code	91214

## Amenities

Parking Spaces	4
Parking	Garage
# of Garages	2
Garages	Garage
View	Canyon
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Living Room Deck Attached, In-Law Floorplan
Heating	Central
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Glendale Unified
High	Crescenta Valley

## Additional Information

Date Listed	August 25th, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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