

# \$1,349,000 - 505 N Avon St, Burbank

MLS® #GD25215530

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## \$1,349,000

4 Bedroom, 2.00 Bathroom, 1,396 sqft  
Residential on 0 Acres

N/A, Burbank,

Welcome to this beautifully updated Magnolia Park gem, offering 4 bedrooms, 2 full bathrooms, and a spacious layout designed for modern living. The bright living room opens to a stylish kitchen, creating the perfect flow for gatherings and everyday comfort.

Recent upgrades include a second full bathroom, enhancing convenience and functionality. Brand new tankless water heater. This home also offers a versatile ADU/guest suite with a full bath.. This space offers incredible potential for future rental income, multi-generational living, or a private office.

Set on a generous lot with a private backyard, this property provides the perfect setting to relax, garden, or entertain. Nestled on a quiet, tree-lined street in the heart of Magnolia Park, youâ€™ll enjoy close proximity to top-rated schools, studios, shopping, and dining.

Donâ€™t miss the chance to own a move-in ready home with strong upside. The ADU permit plans are in progress â€” a rare find in Burbank!

Built in 1947

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | GD25215530  |
| Price  | \$1,349,000 |



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,396                   |
| Acres          | 0.14                    |
| Year Built     | 1947                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Zara Baghikyan          |
| Listing Office | Compass                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 505 N Avon St |
| Area        | 610 - Burbank |
| Subdivision | N/A           |
| City        | Burbank       |
| County      | Los Angeles   |
| Zip Code    | 91505         |

### **Amenities**

|      |             |
|------|-------------|
| View | Trees/Woods |
| Pool | None        |

### **Exterior**

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

### **Interior**

|                   |                   |
|-------------------|-------------------|
| Interior Features | All Bedrooms Down |
| Cooling           | Central Air       |
| Fireplace         | Yes               |
| Fireplaces        | Family Room       |
| # of Stories      | 1                 |
| Stories           | One               |

### **School Information**

|          |                 |
|----------|-----------------|
| District | Burbank Unified |
|----------|-----------------|

### **Additional Information**

|                 |               |
|-----------------|---------------|
| Date Listed     | May 7th, 2025 |
| Days on Market  | 43            |
| Short Sale      | N             |
| RE / Bank Owned | N             |

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