

# \$830,000 - 1446 N Evergreen, Burbank

MLS® #GD25226677

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## \$830,000

2 Bedroom, 1.00 Bathroom, 910 sqft  
Residential on 0 Acres

N/A, Burbank,

Welcome to this charming single-family home offering 2 bedrooms, 1 bathroom, and 910 sq. ft. of comfortable living space on a 5,999 sq. ft. lot. Inside, you'll find recessed lighting, ceiling fans, and a bright kitchen with tiled countertops. A dedicated laundry room adds convenience, while the attached 1-car garage comes with built-in cabinets for extra storage. The long driveway provides ample parking, and the private front and back yards create plenty of outdoor space to relax or entertain. The yard also features, mature naval orange and blood orange trees, adding natural beauty and a touch of citrus fragrance to the landscape. Home features, tankless water heater, central heating and AC, water filtration system and copper plumbing. A bonus shed in the backyard offers even more storage options. Additionally, there is a permitted structure in the backyard currently being used as an office. This home is perfect for those seeking comfort, functionality, and room to grow. Welcome Home!



Built in 1941

## Essential Information

MLS® #	GD25226677
Price	\$830,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1

Square Footage	910
Acres	0.14
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Marlin Dginguerian
Listing Office	JohnHart Real Estate

### **Community Information**

Address	1446 N Evergreen
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91505

### **Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	1
Parking	Driveway, Garage
# of Garages	1
Garages	Driveway, Garage
View	Neighborhood
Pool	None

### **Exterior**

Lot Description	ZeroToOneUnitAcre, Back Yard
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### **Interior**

Interior	Tile, Vinyl, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, Tile Counters
Appliances	Gas Range, Refrigerator, Gas Cooktop, Gas Oven
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1

Stories                      One

## **School Information**

District                      Burbank Unified

## **Additional Information**

Date Listed                      September 26th, 2025

Days on Market                      26

Short Sale                      N

RE / Bank Owned                      N

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