

# \$700,000 - 11213 Buell Street, Downey

MLS® #IG25104105

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## \$700,000

3 Bedroom, 1.00 Bathroom, 1,433 sqft  
Residential on 0 Acres

N/A, Downey,

First Time Ever on the Market!

This beloved family home has been in the same hands since the day it was built, and now, for the first time ever, it's ready for a new chapter. A true "diamond in the not-so-rough," this well-maintained 1950s SoCal "Minimal Traditional" tucked away on a peaceful cul-de-sac, offers charm, potential, and location all in one.

Located in a highly sought-after Downey neighborhood with highly rated schools, this area is known for its pride of ownership, low turnover, and rapidly growing value. Just drive the streets and you'll see why so many buyers are renovating and staying long term.

Inside, this cozy 3-bedroom, 1-bath home features a bright and airy floor plan, freshened-up carpets, and plenty of natural light and breeze. The living room fireplace adds warmth for autumn evenings, while the extended den, with its own separate entrance, opens the door to endless possibilities, home office, game room, guest suite, or even an ADU conversion.

Bonus Detail: Underneath the carpeting lies the home's original hardwood flooring, just waiting to be uncovered and brought back to life with timeless charm.

The detached garage and raised foundation make future upgrades or additions more



accessible, including the potential for a second bathroom. Move-in ready for most buyers, or personalize over time to truly make it your own.

Need help upgrading? This home may be eligible for renovation loan financing (including FHA 203(k)), and down payment or closing cost assistance is available for qualified buyers—ask your lender for details.

Centrally located near the Tri-Cities and major freeways (5, 605, and 105), offering quick access to both LA and Orange County. Priced competitively to sell fast, come see it at our exclusive Open House this weekend before it’s gone! Click the video walkthrough on our site for a closer look. **\*\*NOT FOR RENT\*\***

Built in 1952

**Essential Information**

MLS® #	IG25104105
Price	\$700,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,433
Acres	0.12
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Joseph Borish
Listing Office	Realty ONE Group West

**Community Information**

Address	11213 Buell Street
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Area	D1 - Northeast Downey, N of Firestone, E of Downey
Subdivision	N/A
City	Downey
County	Los Angeles
Zip Code	90241

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces	2
Parking	Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding, Plaster
Lot Description	Back Yard, Sprinklers In Front, Sprinklers Timer, Sprinkler System, Cul-De-Sac, Front Yard
Roof	Composition
Construction	Stucco, Wood Siding, Plaster
Foundation	Raised

## Interior

Interior	Carpet, Wood
Interior Features	Beamed Ceilings, Block Walls, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, All Bedrooms Down, Bedroom on Main Level, Cathedral Ceiling(s)
Appliances	Dishwasher, Gas Oven, Gas Range, Range Hood
Heating	Central, Radiant
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District                      Whittier Union High

**Additional Information**

Date Listed                May 12th, 2025  
Days on Market        5  
Zoning                    DOR105  
Short Sale                N  
RE / Bank Owned      N

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