

\$1,065,000 - 2301 9th Ave, Los Angeles

MLS® #OC25013014

\$1,065,000

3 Bedroom, 2.00 Bathroom, 2,168 sqft

Residential on 0 Acres

N/A, Los Angeles,

FIXER OPPORTUNITY! Located on 2301 9th Ave, and nestled in the heart of Los Angeles, this charming residence built in 1909 offers a unique blend of historic character and modern potential. Centrally located, it provides easy access to the city's vibrant culture, dining, shopping, and entertainment options. Less than 15 minutes from some of the most iconic staples that Los Angeles has to offer. This includes the world renowned, LA Live, Crypto.com Arena, FIDM College, a peak-a-boo view of the world famous HOLLYWOOD sign and the Los Angeles Coliseum - **FIGHT ON!** The home features 3-bedrooms, 2-bathrooms, a spacious sunroom and early 20th-century architecture with its updated hardwood floors, ornate moldings, and a welcoming front porch that exudes timeless appeal. Inside, you'll find spacious rooms with high ceilings and large windows that invite plenty of natural light. The layout includes a generous living area, a formal dining room, and a kitchen that retains its vintage charm but offers a fantastic opportunity for updates. With a few contemporary touches, the space could easily become a chef's dream. The bedrooms are well-sized and filled with character, while the bathrooms preserve period details that could be updated to create a luxurious retreat. The property includes a manageable yard, perfect for adding a garden or outdoor entertainment area. With its historic appeal and prime location on a corner lot situated in a



cul-de-sac, this home stands as a blank canvas for those looking to honor its heritage while integrating modern comforts. Whether you choose to embark on a more extensive remodel of the entire interior and exterior with the option to convert the garage space into an ADU or make light updates this residence offers endless possibilities to craft your ideal urban sanctuary.

Built in 1909

Essential Information

MLS® #	OC25013014
Price	\$1,065,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,168
Acres	0.16
Year Built	1909
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Christian Pace
Listing Office	Harcourts Signature Properties

Community Information

Address	2301 9th Ave
Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90018

Amenities

Parking Spaces	4
Parking	Garage, Door-Single, Garage Faces Rear
# of Garages	2

Garages Garage, Door-Single, Garage Faces Rear

View None

Pool None

Exterior

Lot Description Back Yard

Interior

Interior Wood

Interior Features Separate/Formal Dining Room, Open Floorplan, All Bedrooms Up

Appliances Dishwasher, SixBurnerStove, Water Heater

Heating Central

Cooling None

Fireplace Yes

Fireplaces Family Room

of Stories 2

Stories Two

School Information

District Los Angeles Unified

Additional Information

Date Listed January 17th, 2025

Days on Market 149

Short Sale N

RE / Bank Owned N

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