

\$1,245,000 - 13219 Abana Place, Cerritos

MLS® #OC25102282

\$1,245,000

4 Bedroom, 2.00 Bathroom, 1,665 sqft

Residential on 0 Acres

N/A, Cerritos,

Welcome to this beautiful single level home in the heart of Cerritos! This home is located on a quiet, tree-lined cul-de-sac street in one of the area's most sought-after neighborhoods.

As you enter, you're greeted by an ample living room with plantation shutters, natural sunlight and a cozy fireplace which leads to the kitchen and dining room. The kitchen has white cabinets, hardwood floors with granite countertops and stainless steel appliances.

This charming, single-level 4 bedroom, 2 bathroom residence features generously sized bedrooms and a recently renovated en-suite bathroom off the primary bedroom. This turnkey home is situated within the highly acclaimed ABC Unified School District, it's zoned for top-rated schools including Stowers Elementary, Carmenita Middle, and Cerritos High School. Whitney High School (grades 7-12) is nationally ranked #2 in the state and is just a short walk away! A BRAND NEW ROOF was installed two weeks ago and a new AC unit was installed just a year ago and adds both value and peace of mind!

The sliding door in the dining room leads to a private inviting and spacious backyard featuring mature fruit trees including orange, lemon, avocado and fig—perfect for outdoor entertaining or quiet relaxation. Located in a family-friendly community. Conveniently located in a cul-de-sac near Cerritos Park East, Olympic Swim Center, Cerritos Town Center, Cerritos Library, award winning ABC



Unified School District. Easy access to 9 1Fwy and 605 Fwy. This house is a must see!

Built in 1967

Essential Information

MLS® #	OC25102282
Price	\$1,245,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,665
Acres	0.12
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Gabrielle Lopez
Listing Office	HCM Real Estate

Community Information

Address	13219 Abana Place
Area	RB - Cerritos South of 91 Frwy, E of Norwalk
Subdivision	N/A
City	Cerritos
County	Los Angeles
Zip Code	90703

Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Lawn
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Interior

Interior	Carpet, Wood
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Interior Features	Breakfast Bar, Granite Counters, All Bedrooms Down
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Dryer, Washer, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	ABC Unified
Elementary	Stowers
Middle	Carmenita
High	Cerritos/Whitney

Additional Information

Date Listed	May 7th, 2025
Days on Market	8
Zoning	CERS5000
Short Sale	N
RE / Bank Owned	N

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