

# \$769,000 - 1932 Orange Avenue, West Covina

MLS® #OC25151937

**\$769,000**

3 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 0 Acres

N/A, West Covina,

Opportunity Knocks at 1932 S Orange Ave in West Covina, CA. Located next to the prestigious Bishop Amat Memorial High School (a private Catholic High School). Offered for the first time in 57 years, this single-story 3-bedroom, 2-bathroom home presents a prime opportunity for investors, builders, first-time home buyers or seniors looking to downsize to a single-story home. Built in 1957, the home sits on a very spacious 9,369 sq ft lot, has a detached two-car garage and offers potential for an ADU, workshop, or additional storage. With a traditional floor plan and generous yard, there's plenty of space to reimagine the layout or add on. This is a probate sale with no court confirmation required, allowing for a fast and straightforward closing process. This property is perfect for those seeking a project with long-term upside in a convenient location.



Built in 1957

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | OC25151937 |
| Price          | \$769,000  |
| Bedrooms       | 3          |
| Bathrooms      | 2.00       |
| Full Baths     | 2          |
| Square Footage | 1,109      |
| Acres          | 0.22       |
| Year Built     | 1957       |

|                |                         |
|----------------|-------------------------|
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Brian Kidd              |
| Listing Office | Canyon Realty           |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1932 Orange Avenue |
| Area        | 669 - West Covina  |
| Subdivision | N/A                |
| City        | West Covina        |
| County      | Los Angeles        |
| Zip Code    | 91790              |

## Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected |
| Parking Spaces | 6   |
| Parking        | Door-Multi, Garage, Off Street  |
| # of Garages   | 2   |
| Garages        | Door-Multi, Garage, Off Street  |
| View           | None  |
| Pool           | None  |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
| Roof            | Asphalt           |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Carpet, Laminate, Tile   |
| Interior Features | Breakfast Area, All Bedrooms Down, Bedroom on Main Level, Main Level Primary |
| Heating           | Floor Furnace  |
| Cooling           | Wall/Window Unit(s)  |
| Fireplaces        | None   |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

## District West Covina

## Additional Information

Date Listed July 9th, 2025

Days on Market 1

## Zoning WCR1YY

Short Sale N

RE / Bank Owned N

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