

\$1,099,000 - 1312 Avenue 46, Los Angeles

MLS® #OC25162395

\$1,099,000

3 Bedroom, 2.00 Bathroom, 2,060 sqft

Residential on 0 Acres

N/A, Los Angeles,

First time on the market in over 50 years. Located on a quiet, tree-lined street in the heart of Highland Park, this classic home offers the perfect blend of charm, location, and potential. Just minutes from local hotspots, trendy coffee shops, boutiques, and vibrant nightlife, you'll love the convenience and community feel of one of L.A.'s most sought-after neighborhoods. This spacious home features 3 generously sized bedrooms, 1 1/2 baths, a bright galley kitchen, and an open floor plan ready for your creative touch. Whether you're an investor, flipper, or a buyer with a vision, this property is a blank canvas waiting to be transformed. Additional highlights include an oversized garage with bonus space for a workshop or extra storage, plus an extended driveway large enough for RV or multiple vehicle parking—a rare find in this area. This is a probate sale, no court confirmation is required. Don't miss this chance to bring new life to a classic home in one of L.A.'s most dynamic neighborhoods!



CRMLS

Built in 1959

Essential Information

MLS® #	OC25162395
Price	\$1,099,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	2,060
Acres	0.12
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Maggie Bell
Listing Office	Lawrence Allen & Associates

Community Information

Address	1312 Avenue 46
Area	632 - Highland Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90041

Amenities

Parking Spaces	2
Parking	Concrete, Driveway, Garage, Door-Single, Side By Side
# of Garages	2
Garages	Concrete, Driveway, Garage, Door-Single, Side By Side
View	Peek-A-Boo
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Yard, Back Yard
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Interior

Interior Features	Storage, Galley Kitchen
Appliances	Gas Range, Range Hood, Water Heater, Built-In Range, Double Oven
Heating	See Remarks
Cooling	See Remarks, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Multi/Split

School Information

District Los Angeles Unified

Additional Information

Date Listed July 18th, 2025

Days on Market 18

Zoning LAR1

Short Sale N

RE / Bank Owned N

Based on information from

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