

# \$789,000 - 4448 Raymond Avenue, La Crescenta

MLS® #P1-19916

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## \$789,000

2 Bedroom, 1.00 Bathroom, 858 sqft

Residential on 0 Acres

Not Applicable, La Crescenta,

Nestled on a quiet corner lot in La Crescenta, this charming single-level home offers picturesque mountain views and modern comforts. Flooded with natural light, the 2-bedroom, 1-bath residence features wood-like flooring, recessed lighting, and elegant crown and base molding throughout. The updated kitchen is a highlight, boasting quartz countertops, stainless steel appliances, a farmhouse sink, and shaker-style cabinets, plus an attached laundry room for convenience. Both bedrooms are generously sized, with an updated bathroom that adds to the home's stylish appeal. Recent upgrades include copper plumbing, a newer roof, a 240V electrical panel with Tesla charger, making it move-in ready and energy-efficient. Outdoors, the fully fenced yard provides privacy and a spacious setting perfect for entertaining or future expansion potential, whether for an ADU or additional living space. The two-car garage and proximity to top-rated schools, shopping, and downtown Montrose enhance the home's accessibility and charm. This La Crescenta gem offers the ideal blend of tranquility, style, and convenience.



Built in 1946

## Essential Information

MLS® # P1-19916

Price \$789,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	858
Acres	0.08
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Nicholas Frias
Listing Office	Coldwell Banker Realty

### **Community Information**

Address	4448 Raymond Avenue
Area	635 - La Crescenta/Glendale Montrose & Annex
Subdivision	Not Applicable
City	La Crescenta
County	Los Angeles
Zip Code	91214

### **Amenities**

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Mountain(s)
Pool	None

### **Exterior**

Exterior	Unknown
Lot Description	Sprinklers None
Roof	Other
Construction	Unknown
Foundation	Raised

### **Interior**

Interior	Laminate
Interior Features	Crown Molding, Eat-in Kitchen, Quartz Counters, Tile Counters

Appliances	Gas Range, Microwave, Refrigerator
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	November 10th, 2024
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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