

# \$1,299,000 - 1961 Nolden Street, Los Angeles

MLS® #P1-20655

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## \$1,299,000

3 Bedroom, 3.00 Bathroom, 1,851 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Situated in trendy Eagle Rock, this spacious and well maintained 3 bedroom, 2.5 bathroom home featuring a new roof (2024), presents a perfect blend of comfort and convenience, just minutes from Colorado Boulevard's wide variety of restaurants, coffee shops, wine bars, exercise studios, and other amenities. The bright open plan living area with sliding patio doors, leads to a dining area and kitchen, which includes stainless steel appliances and stunning views from the kitchen window. Tucked away at the end of the kitchen is a washer, dryer, plenty of additional storage, and access to the attached garage. The living area benefits from an additional living space, with fireplace, and patio doors leading out to a covered patio area. Upstairs the large primary bedroom, with ample closet space, feels like a tranquil retreat. It features a spacious, and airy bathroom, with a separate shower area, and oversized bathtub surrounded by large windows overlooking the back yard. Along the hallway is a second bathroom, a large linen closet, and two good sized bedrooms. Both bedrooms provide generous closet space, as well as scenic views over the Verdugo Mountains. Outside is a versatile space. With a firepit, and outdoor grilling area, it is ideal for entertaining, or kicking back and catching the sunsets, while the large paved area offers a variety of uses from shooting hoops to hosting large gatherings. The property has been freshly painted and features a new roof (2024), central air/heat, and an attached garage. This



is a must-see gem in a prime location with close proximity to Colorado Boulevard, Highland Park and the freeway.

Built in 1991

**Essential Information**

MLS® #	P1-20655
Price	\$1,299,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,851
Acres	0.16
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sharon Rae
Listing Office	Keller Williams Real Estate Services

**Community Information**

Address	1961 Nolden Street
Area	618 - Eagle Rock
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90041

**Amenities**

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

**Interior**

Interior Features	All Bedrooms Up, Primary Suite
Appliances	Dryer, Washer

Fireplace	Yes
Fireplaces	Den
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	January 3rd, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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