

# **\$599,000 - 3054 Santa Anita Avenue, Altadena**

MLS® #P1-21662

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**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

Not Applicable, Altadena,

Set against the serene backdrop of Altadena's scenic foothills, this property offers a special opportunity to create something truly special. Once the site of a charming 3-bedroom, 2-bathroom home with a spacious ADU, the lot is now ready for new beginnings following the Eaton Canyon Fire. Whether you envision building a custom dream home from the ground up or restoring the spirit of the original residence, the decision is yours. Surrounded by the natural beauty of the mountains and mature trees, the peaceful atmosphere and close-knit community make this an exceptional location for your next chapter. With convenient access to all that Altadena has to offer, this offering is perfect for visionaries seeking to craft a legacy in one of the area's most desirable enclaves. This as-is sale requires the buyer to conduct their own due diligence regarding future building requirements, including consultation with LA County and relevant agencies for site clearance, hazardous material removal, and environmental remediation. The property previously had access to all utilities, but the buyer must verify restoration requirements. Please Note: This is a drive-by only listing. Do not enter the property due to current safety protocols. Phase 1 of property clean up has been completed and Phase 2 is scheduled to be completed by mid April 2025.



## **Essential Information**

MLS® #	P1-21662
Price	\$599,000
Bathrooms	0.00
Acres	0.16
Type	Land
Status	Closed
Listing Agent	Jason Berns
Listing Office	Keller Williams Realty

## Community Information

Address	3054 Santa Anita Avenue
Area	604 - Altadena
Subdivision	Not Applicable
City	Altadena
County	Los Angeles
Zip Code	91001

## Amenities

Utilities	See Remarks
View	None

## Exterior

Lot Description	Sprinklers None
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## Additional Information

Date Listed	April 9th, 2025
Days on Market	5
Zoning	LCR175
Short Sale	N
RE / Bank Owned	N

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