

# \$4,350 - 2764 Frances Avenue, La Crescenta

MLS® #P1-22659

**\$4,350**

2 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential Lease on 0 Acres

Not Applicable, La Crescenta,

Newer construction two-story, freestanding ADU with its own address and separate, private entrance and a two car detached garage with EV charger. This newly built property features 2 bedrooms, 2.5 bathrooms and 1,200 SF of living space featuring a living room parallel to the kitchen equipped with new appliances, as well as in-unit laundry conveniently located upstairs near both bedrooms. Conveniently located walking distance to Blue-Ribbon La Crescenta schools and minutes away from local shopping, dining and freeways. Water and gas included.



Built in 2023

## Essential Information

MLS® #	P1-22659
Price	\$4,350
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.18
Year Built	2023
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Thomas Atamian
Listing Office	Coldwell Banker Realty

## Community Information

Address	2764 Frances Avenue
Subdivision	Not Applicable
City	La Crescenta
County	Los Angeles
Zip Code	91214

## Amenities

Utilities	Gas, Water
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Pool	None

## Exterior

Lot Description	Sprinklers None
-----------------	-----------------

## Interior

Interior	Wood
Interior Features	Primary Suite
Appliances	Dishwasher, Refrigerator, Dryer, Washer, Gas Cooktop, Gas Oven
Heating	Central
Cooling	Central Air
Fireplaces	None
Stories	Two

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	106
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 8:57pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.