

# **\$1,398,000 - 2754 Franklin Street, La Crescenta**

MLS® #P1-23248

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## **\$1,398,000**

3 Bedroom, 2.00 Bathroom, 1,489 sqft  
Residential on 0 Acres

N/A, La Crescenta,

An incredible move-in ready home with studio ADU awaits you on a quiet, tree-lined cul-de-sac street, north of Foothill Boulevard in La Crescenta. Originally built in 1954, the single-story, single family home has been wonderfully updated from top to bottom! The inviting living room flows into the dining area and features oak hardwood floors and dual pane windows with plantation shutters. The remodeled kitchen is a showstopper, recently renovated with top-of-the-line stainless steel appliances, a 6-burner stove with pot filler, quartz countertops, and custom cabinetry. Past the kitchen is the spacious den, perfect for enjoying quiet nights in or hosting get-togethers with friends and family. You'll also find two additional good-sized bedrooms, each with its own closet, and a shared hallway bath. The primary bedroom has its own spa-like, en-suite bathroom with dual sinks. No detail has been overlooked in this home! An extra bonus is the detached studio ADU in the backyard, adding an extra 312 square feet of versatile living space...perfect as an office, guest space for visiting friends or family members, an extension of the main house or a chance to supplement your income with a healthy rental opportunity. The spacious, light-filled unit has high ceilings, a full kitchen and full-size stackable washer and dryer. The ductless mini split system ensures year-round comfort and the ADU was updated with accessibility in mind for people with disabilities or mobility challenges. The backyard is easy to



maintain, offering plenty of room for outdoor fun, gardening, or just relaxing in privacy. There's also a basement for added storage. Sitting on a 5,277-square-foot lot, this home is in a prime La Crescenta location with convenient access to the La Crescenta library, top-rated schools, parks, shopping and dining. Nearby local favorites include Tickle Tree Cafe, Reborn Coffee, and Sidebloom, as well as the La Canada Flintridge Farmers Market and Montrose Harvest Market. It's the perfect blend of peaceful, suburban living and modern convenience. Come see this beauty today!

Built in 1954

### Essential Information

MLS® #	P1-23248
Price	\$1,398,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,489
Acres	0.12
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Joycelynn Tan
Listing Office	Keller Williams Realty

### Community Information

Address	2754 Franklin Street
Area	635 - La Crescenta/Glendale Montrose & Annex
Subdivision	N/A
City	La Crescenta
County	Los Angeles
Zip Code	91214

### Amenities

Parking	Driveway
Garages	Driveway
View	None
Pool	None

## Exterior

Lot Description	Sprinklers None
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## Interior

Interior	Tile, Wood
Appliances	Gas Range, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
Stories	One

## Additional Information

Date Listed	August 31st, 2024
Days on Market	71
Short Sale	N
RE / Bank Owned	N

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