

# \$1,375,000 - 3136 Frances Avenue, La Crescenta

MLS® #P1-23794

**\$1,375,000**

3 Bedroom, 2.00 Bathroom, 1,718 sqft

Residential on 0 Acres

Not Applicable, La Crescenta,

Tucked away at the end of a peaceful cul-de-sac, this beautifully maintained single-story mid-century style home offers the perfect blend of comfort and modern upgrades. Inside, you'll find 3 generously sized bedrooms and 2 remodeled bathrooms with sleek, modern finishes. The open floor plan features a spacious great room with a cozy fireplace, hardwood floors, and double-pane windows, skylight that fill the home with natural light. The remodeled kitchen is the centerpiece, boasting a large island ideal for cooking, dining, and gathering. Sliding glass doors lead to the private backyard retreat, complete with a basketball hoop, covered patio, koi pond with waterfall, fruit trees, and a deck overlooking lush mature green trees - a serene setting for both relaxation and play. Upgrades include a newer roof, fully paid-off solar panels, and a whole-house water softener for everyday convenience and efficiency. Located within the prestigious National Blue Ribbon School District and near Anderson W. Clark Magnet High School, this home offers timeless style, thoughtful updates, and a prime La Crescenta location.



Built in 1962

## Essential Information

MLS® # P1-23794

Price \$1,375,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,718
Acres	0.24
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ei Oh Chang
Listing Office	Coldwell Banker Realty

## Community Information

Address	3136 Frances Avenue
Area	635 - La Crescenta/Glendale Montrose & Annex
Subdivision	Not Applicable
City	La Crescenta
County	Los Angeles
Zip Code	91214

## Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Driveway
# of Garages	2
Garages	Driveway
View	None
Pool	None

## Exterior

Exterior Features	Koi Pond
Lot Description	Landscaped
Windows	Double Pane Windows, Skylight(s)
Foundation	Raised

## Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, Walk-In Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Gas Range, Refrigerator, Range Hood, Water

Softener, Water Heater, Water Purifier

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	August 10th, 2025
Days on Market	30
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 9th, 2026 at 10:56pm 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.