

\$749,000 - 2273 Highbury Avenue, Los Angeles

MLS® #P1-24324

\$749,000

3 Bedroom, 2.00 Bathroom, 1,359 sqft
Residential on 0 Acres

N/A, Los Angeles,

Rare opportunity to own a property within desirable distance of the university. Welcome to 2273 Highbury Avenue, a charming Spanish Revival home on a quiet cul-de-sac in the University Hills neighborhood. This prime location offers the best of Eastside living--steps from Cal State LA and minutes to Alhambra, Pasadena, Monterey Park, the San Gabriel Valley, and Downtown LA. Enjoy easy access to the 710 and 10 Freeways, as well as nearby schools, shops, and cafes. The home, perched on elevated land, enjoys enhanced privacy, gentle breezes, and abundant natural light. Spanning approximately 1,064 sq. ft., it features 3 bedrooms, 1.25 bath, a dedicated laundry area, and a fenced front patio with a secured rolling gate. Notable upgrades include whole-house ethernet wiring, an attic fan, and a large CB radio antenna for enthusiasts. At the rear, a permitted 295 sq. ft. structure with its own address (2275 Highbury Avenue) comes equipped with a separate meter for electric, gas, and established plumbing, an excellent candidate for ADU conversion with minimal additional expense (buyer to verify with the City). Further highlights include secure on-site parking for multiple vehicles. Conceptual renderings and floor plans (provided in the listing photos) illustrate one possible reimaging of the rear structure, though they are for illustration only and not approved plans. Ideal for owner-occupants seeking a bright, private home in a connected neighborhood, or investors drawn to strong



rental demand near Cal State LA.Probate Sale
- No Court Confirmation Required.

Built in 1925

Essential Information

MLS® #	P1-24324
Price	\$749,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,359
Acres	0.12
Year Built	1925
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Shanshan Lin
Listing Office	COMPASS

Community Information

Address	2273 Highbury Avenue
Area	ELA - East Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90032

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	1
Parking	Driveway, Garage, Door-Single, Workshop in Garage
# of Garages	1
Garages	Driveway, Garage, Door-Single, Workshop in Garage
View	None
Pool	None

Security Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars

Exterior

Lot Description Sprinklers None

Roof Spanish Tile

Interior

Interior Laminate, Tile

Interior Features Ceiling Fan(s), Attic, Breakfast Area, Eat-in Kitchen, Unfurnished

Heating None

Cooling Attic Fan, None

Fireplaces None

Stories One

Additional Information

Date Listed September 30th, 2025

Days on Market 75

Zoning Lar1

Short Sale N

RE / Bank Owned N

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