

# \$615,000 - 597 W Mendocino Street, Altadena

MLS® #P1-24376

**\$615,000**

2 Bedroom, 1.00 Bathroom, 877 sqft

Residential on 0 Acres

N/A, Altadena,

Welcome to your next project at 597 West Mendocino Street! This Traditional 2-bedroom, 1-bathroom home is making its debut on the market for the first time since 1975. With 877 square feet of living space set on a generous 7,805 square foot lot, this property is bursting with potential for those with a creative eye and a flair for innovation. Imagine transforming this residence into a true SHOW PIECE, featuring inspiring views of the San Gabriel Mountains. Surviving the January Eaton Canyon fires, this home stands resilient and ready for your personal touch. The open floor plan includes a dining area perfect for hosting gatherings, and the full bathroom boasts a relaxing soaking tub. Step outside to discover a LARGE backyard complete with fruit trees, a handy shed, and plenty of space for outdoor activities. The one-car garage provides additional storage and is bolted to the foundation, ensuring stability. With full copper plumbing, a new water heater, and central heating, many essential updates are already in place. Plus, enjoy the convenience of a separate laundry room with extra storage. Located near the vibrant Old Town Pasadena, you'll have easy access to shopping, hiking trails, and the iconic Rose Bowl. Commuting is a breeze with proximity to the 210 freeways. This property invites you to bring your imagination, innovative ideas, and dreams to life. Please note, no blind offers will be presented to the seller. Come see the potential and make this charming home your



own!

Built in 1946

## Essential Information

MLS® #	P1-24376
Price	\$615,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	877
Acres	0.18
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Nancy L Mcsween
Listing Office	COMPASS

## Community Information

Address	597 W Mendocino Street
Area	604 - Altadena
Subdivision	N/A
City	Altadena
County	Los Angeles
Zip Code	91001

## Amenities

Parking Spaces	3
Parking	Concrete, Door-Single, Driveway, Garage
# of Garages	1
Garages	Concrete, Door-Single, Driveway, Garage
View	Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard, Sprinklers None
Roof	Composition
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Ceiling Fan(s), Open Floorplan, Tile Counters, Main Level Primary, Attic, Ceramic Counters, Unfurnished
Heating	Central, Forced Air
Cooling	None
Fireplaces	None
Stories	One

## Additional Information

Date Listed	September 5th, 2025
Days on Market	15
Short Sale	N
RE / Bank Owned	N

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