

\$1,325,000 - 2702 Orange Avenue, La Crescenta

MLS® #P1-24683

\$1,325,000

3 Bedroom, 2.00 Bathroom, 2,278 sqft

Residential on 0 Acres

N/A, La Crescenta,

This inviting mid-century 3-bedroom, 2 bath home with a versatile floor-plan also features an additional downstairs bonus suite that is a part of the assessor's square footage. The home is nestled on a picturesque tree-lined street in La Crescenta, just moments from Monte Vista Elementary School and Two Strike County Park. The large and charming front courtyard welcomes you into a home filled with natural light and offers beautiful mountain and treetop views from every room. The living room features two walls of windows overlooking the private front yard and the relaxing courtyard. The generous dining area and spacious kitchen is centered around a classic brick fireplace. The kitchen has retained its charming mid-century character, and the space is framed by large windows with scenic hillside and tree-top views. Throughout much of the main level of the home are wood floors and dual paned windows. Down the hall, three bedrooms and an exceptionally large full bathroom complete the main level of the home. Down the stairs (and a part of the assessor's square footage) is an expansive bonus room/bonus space that features wonderful built-ins and a large brick fireplace. There is also a kitchenette, direct access to the large backyard and a second bathroom. The space offers plenty of versatility and a unique opportunity for multigenerational living. The expansive back yard, with several fruit trees, has a covered brick patio area that can also be accessed directly from the downstairs



room. A spacious two-car garage with an attached workshop area completes this delightful property. Enjoy convenient access to the charming shops and cafes of La Crescenta and Montrose, as well as nearby parks, hiking and nature trails. Welcome home!

Built in 1955

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | P1-24683 |
| Price | \$1,325,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,278 |
| Acres | 0.18 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Carla Buigues |
| Listing Office | The Agency |

Community Information

| | |
|-------------|--|
| Address | 2702 Orange Avenue |
| Area | 635 - La Crescenta/Glendale Montrose & Annex |
| Subdivision | N/A |
| City | La Crescenta |
| County | Los Angeles |
| Zip Code | 91214 |

Amenities

| | |
|----------------|--------|
| Parking Spaces | 2 |
| Parking | Garage |
| # of Garages | 2 |
| Garages | Garage |
| View | None |
| Pool | None |

Exterior

| | |
|-------------------|-----------------|
| Exterior | Stucco |
| Exterior Features | Awning(s) |
| Lot Description | Sprinklers None |
| Roof | Composition |
| Construction | Stucco |

Interior

| | |
|-------------------|-----------------------------|
| Interior | Carpet, Wood, Laminate |
| Interior Features | Separate/Formal Dining Room |
| Appliances | Gas Range |
| Heating | Central |
| Fireplace | Yes |
| Fireplaces | Decorative |
| # of Stories | 2 |
| Stories | Two |

Additional Information

| | |
|-----------------|--------------------|
| Date Listed | October 24th, 2025 |
| Days on Market | 14 |
| Short Sale | N |
| RE / Bank Owned | N |

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