

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

MLS® #P1-24683

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## **\$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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