

# \$1,012,000 - 1240 Marion Drive, Glendale

MLS® #PF25265258

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## \$1,012,000

2 Bedroom, 2.00 Bathroom, 1,236 sqft  
Residential on 0 Acres

N/A, Glendale,

Striking 1931 Adams Hill Retreat - Perched in the highly coveted Adams Hill neighborhood - 1240 Marion Drive is a striking hillside residence offering classic 1930s architecture, sweeping views & thoughtful modern upgrades. With 2 bedrooms, 2 baths, & approximately 1,236 sq ft of living space on an expansive 7,335 sq ft multi-level lot, this home blends charm, privacy & style in one of Glendale's most desirable enclaves. From the street, a detached double-car garage anchors the property, while the lot ascends toward a serene upper entrance creating a gated compound feel. Terraced pathways & lush landscaping guide you through the property's various levels, offering multiple outdoor moments and scenic vantage points. Inside, the light-filled living room draws your eye to custom architectural details and a hand-crafted iron railing which enhances the home's character and flow. Nestled above is a stylish family room leading to a dramatic stone-walled patio with a waterfall fountain. The rustic kitchen, freshly updated with quartz countertops, includes a side entry and direct connection to a cheerful dining/breakfast room. The grand en-suite primary bedroom features vaulted ceilings, a wall of mirrored wardrobes, & a leaded glass window to bring in soft natural light. The cozy second bedroom opens its private Dutch door to the patio, creating a peaceful indoor-outdoor retreat. Additional highlights include: Hardwood floors throughout, Central air & heat, Dual electric



panels, & a Hobbit-worthy basement with workbench & shelving. Character, views, & an exceptional hillside lot come together in this timeless Adams Hill home offering a rare sense of unique space and charm.

Built in 1931

## Essential Information

MLS® #	PF25265258
Price	\$1,012,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,236
Acres	0.17
Year Built	1931
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Shirley Owens
Listing Office	Engel & Volkers La Canada

## Community Information

Address	1240 Marion Drive
Area	628 - Glendale-South of 134 Fwy
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91205

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete, Driveway Level
# of Garages	2

Garages	Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Concrete, Driveway Level
View	City Lights, Mountain(s), Panoramic
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Blown-In Insulation, Drywall, Plaster
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Sprinkler System, Drip Irrigation/Bubblers, Secluded, Sloped Up, Sprinklers In Front, Sprinklers Manual
Windows	Stained Glass
Roof	Spanish Tile, Flat
Construction	Stucco, Blown-In Insulation, Drywall, Plaster
Foundation	Raised

## Interior

Interior	Wood, Tile
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Recessed Lighting, All Bedrooms Up, Cathedral Ceiling(s), Primary Suite, Quartz Counters, Workshop
Appliances	Dishwasher, Free-Standing Range, Gas Range, Refrigerator, Range Hood, Self Cleaning Oven, Water Heater, Dryer, Washer, Gas Oven, Gas Water Heater
Heating	Central, Forced Air
Cooling	Central Air, Gas
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Glendale Unified
Elementary	Edison
High	Glendale

## Additional Information

Date Listed	January 21st, 2026
Days on Market	9
Zoning	GLR1

Short Sale                N

RE / Bank Owned      N

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