

# **\$685,000 - 4504 Arlington Avenue, Los Angeles**

MLS® #PW24009030

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## **\$685,000**

3 Bedroom, 2.00 Bathroom, 1,348 sqft  
Residential on 0 Acres

N/A, Los Angeles,

**\*\*New photos uploaded and back on the market, ready for a new owner!\*\*** Welcome to 4504 Arlington Ave, Los Angeles. This remarkable one-story Bungalow-style residence in Los Angeles has been listed on the market for the first time in over six decades, situated between Vermont Square, Park Hill Heights, and Leimert Park. Built in 1913 and thoughtfully updated in 2013, this residence seamlessly blends historic charm with contemporary comforts.

Step inside and experience the allure of this 3-bedroom, 2-bathroom home featuring laminated wood flooring in the bedrooms and living room, complemented by tile flooring in the bathrooms, bonus family room, and kitchen. The kitchen boasts granite countertops, offering both style and functionality for your culinary endeavors. The home comes equipped with all essential appliances, ensuring a seamless move-in experience.

One of the notable features of this home is the inclusion of central heating and air conditioning, ensuring year-round comfort for you and your family. Whether it's a cozy winter night or a warm summer day, this home is equipped to meet your climate needs.

The spacious family room, an excellent addition to the property, provides an inviting space for gatherings. Adjacent to the family



room is a convenient laundry room, adding practicality to daily living.

Beyond the interior, the residence offers a large front and back yard, perfect for outdoor activities and relaxation. A long driveway provides ample parking space, adding a layer of convenience for you and your family.

Additionally, the property features a detached garage that could potentially be converted into an Accessory Dwelling Unit (ADU), providing flexibility and options for extended family living or rental income.

Centrally located, this home is in proximity to amenities, schools, and parks, making it a convenient and desirable living space. Embrace the charm of a property with a rich history while enjoying the modern comforts and thoughtful updates that make this home truly special. Don't miss the opportunity to make it yours!

Built in 1913

**Essential Information**

MLS® #	PW24009030
Price	\$685,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,348
Acres	0.11
Year Built	1913
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Albert Mccray
Listing Office	T.N.G. Real Estate Consultants

**Community Information**

Address	4504 Arlington Avenue
Area	PHHT - Park Hills Heights
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90043

**Amenities**

Parking Spaces	4
Parking	Door-Single, Garage
# of Garages	1
Garages	Door-Single, Garage
View	None
Pool	None

**Exterior**

Lot Description	Back Yard, Front Yard, ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Shingle

**Interior**

Interior	Laminate, Tile, Vinyl
Interior Features	All Bedrooms Down, Granite Counters, Separate/Formal Dining Room, Suspended Ceiling(s)
Appliances	Range Hood, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

**School Information**

District	Los Angeles Unified
High	Crenshaw

**Additional Information**

Date Listed	January 18th, 2024
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Days on Market	298
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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