

\$799,000 - 2306 Elmgrove Street, Los Angeles

MLS® #PW25105292

\$799,000

4 Bedroom, 1.00 Bathroom, 1,178 sqft
Residential on 0 Acres

N/A, Los Angeles,

Welcome to the heart of Frogtown! 2306 Elmgrove Street, is a cute and freshly updated home, on a large lot with TONS of parking, is ready for its next owner. Upon walking in you are greeted by 2 large living areas the flow straight back to the large and remodeled kitchen. The open floor plan is clearly set before its time. There are 2 rooms and the full bathroom off to the left and off the back portion of the kitchen sits 2 additional, larger rooms. The lot itself is large and has a structure in the rear that could be remodeled and converted into an ADU. There are fruit trees and a large grass area as well, perfect for developing some enjoyable outdoor space.

This home is even more impressive by the community it's in! This house is just a short distance from the LA River, Dodger Stadium, Elysian Park, Atwater Village, Silver Lake, Los Feliz, and Downtown Los Angeles. Living in Frogtown means being at the center of one of LA's most creative and vibrant communities. It's a quick trip to convenient eateries and shops. Local favorites include Frogtown Brewery, Spoke Bicycle Cafe, Just What I Kneaded Bakery and La Colombe, or enjoy a fun evening out at the local Wine Bar. The trails along the LA River are literally at the end of the street, where you can bike, walk, rollerblade, skate...the sky's the limit. With nearby freeway access and public transit options, commuting is a not only easy, but convenient. Being just moments away from all



the best the city has to offer, this home puts you smack dab in the center of where you truly want to be

Built in 1926

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | PW25105292 |
| Price | \$799,000 |
| Bedrooms | 4 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,178 |
| Acres | 0.12 |
| Year Built | 1926 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Lauren Lumbattis |
| Listing Office | First Team Real Estate |

Community Information

| | |
|-------------|----------------------|
| Address | 2306 Elmgrove Street |
| Area | 606 - Atwater |
| Subdivision | N/A |
| City | Los Angeles |
| County | Los Angeles |
| Zip Code | 90031 |

Amenities

| | |
|------|--------------|
| View | Neighborhood |
| Pool | None |

Exterior

| | |
|-----------------|------------------------------|
| Lot Description | Front Yard, Flag Lot, Garden |
|-----------------|------------------------------|

Interior

| | |
|-------------------|-------------------|
| Interior Features | All Bedrooms Down |
| Cooling | None |

| | |
|--------------|------|
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

Additional Information

| | |
|-----------------|----------------|
| Date Listed | May 12th, 2025 |
| Days on Market | 15 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

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