

\$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 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
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Interior

Interior Features	All Bedrooms Down
Cooling	None

Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

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

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