

# \$999,999 - 1168 Edgemont Street, Los Angeles

MLS® #SB25056342

**\$999,999**

3 Bedroom, 3.00 Bathroom, 1,524 sqft

Residential on 0 Acres

N/A, Los Angeles,

Versatile East Hollywood Home with Unlimited Potential:

Welcome to 1168 North Edgemont Street, a gorgeous move-in-ready home nestled in the heart of Hollywood—just minutes from Los Feliz, Silver Lake, and Griffith Park. Whether you're a first-time homebuyer, a creative looking for inspiration, or an investor with big plans, this LARD1.5-zoned property offers endless opportunity on a generous 7,243 sq. ft. lot.

Step inside this 1,524 sq. ft., single-story, 3-bed, 2.5-bath home, where character meets modern comfort. The warm wood floors and mantel fireplace set the tone in the living room, which flows seamlessly into a dining room with sliding doors to an enclosed side patio—perfect for al fresco dining or your morning coffee. The light & bright kitchen features stainless steel appliances, crisp white shaker cabinets, and Quartz countertops, leading to a convenient laundry room, half bath, and backyard access.

Each of the three spacious bedrooms is bathed in natural light, but the primary suite is a fantastic space, boasting a walk-in closet, private kitchenette, and its own deck leading to the expansive backyard. The hallway bath features dual sinks, a herringbone vanity, and walk-in shower.

Outdoors, you'll find ample enclosed space—a huge grassy backyard and a lush front lawn, ideal for kids, pets, or entertaining. Plus with tons of outdoor space, you can soak



up the California sunshine, host summer BBQs, or simply relax in your own private retreat. Plus, central AC keeps you cool and comfortable year-round. A long gated driveway leads to a detached garage, and there is additional permitted street parking.

Located in a vibrant, central neighborhood, this home puts you near trendy shops, top restaurants, hiking trails, and schools—all while keeping you just a quick drive from the Westside.

A rare find in an unbeatable location—don't miss out!

Built in 1919

## Essential Information

MLS® #	SB25056342
Price	\$999,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,524
Acres	0.17
Year Built	1919
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Edward Kaminsky
Listing Office	eXp Realty of California, Inc

## Community Information

Address	1168 Edgemont Street
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90029

## Amenities

Parking Spaces	1
Parking	Driveway, Garage, Driveway Level, Gated
# of Garages	1
Garages	Driveway, Garage, Driveway Level, Gated
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard
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## Interior

Interior	Carpet, Laminate
Interior Features	Separate/Formal Dining Room, Open Floorplan, Quartz Counters, All Bedrooms Down, Primary Suite, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Gas Range, Refrigerator, Electric Range, Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 12th, 2025
Days on Market	7
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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