

# **\$1,595,000 - 3261 Midvale Avenue, Los Angeles**

MLS® #SB25122136

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## **\$1,595,000**

2 Bedroom, 2.00 Bathroom, 1,596 sqft

Residential on 0 Acres

N/A, Los Angeles,

First time on the market since 1975. This gem sits on a large lot. Come and show some love and live in it or take it down to build a beautiful home for yourselves or flip it. Beautiful wood floors throughout the home. Spacious living room with high ceilings and a Double facing fireplace in the living room. Remodeled kitchen with tons of cabinets, granite counter tops and all appliances included. Bay window looking into the large backyard. Tiled floors. A side door leads you into the lower deck area.

Spacious master bedroom with attached  $\frac{3}{4}$  bath and lots of extra cabinets and shelves. The second bedroom faces the backyard and has an additional step down room. Could be used as office.

County records indicate 4 bedrooms 2 baths. The second level has an open family room or loft that leads onto a balcony. PLEASE DO NOT WALK ON THE BALCONY. NEED REPAIRS.

All wood flooring and wood shelves. This room may have been used as the owner's library.

The spacious deck is designed for effortless summer entertaining featuring built in barbeque stand and counter tops perfect for grilling and gathering. Whether hosting a lively cookout or enjoying a quiet evening meal outdoors, the set up offers ample prep space, durable surfaces and easy flow between the grill and seating areas-ideal for savoring long summer days and nights.



Built in 1940

**Essential Information**

MLS® #	SB25122136
Price	\$1,595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,596
Acres	0.15
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Suraiya Sikora
Listing Office	Century 21 Union Realty

**Community Information**

Address	3261 Midvale Avenue
Area	C13 - Palms - Mar Vista
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

**Amenities**

Parking Spaces	1
Parking	Door-Single, Garage
# of Garages	1
Garages	Door-Single, Garage
View	None
Pool	None
Security	Smoke Detector(s)

**Exterior**

Lot Description	Back Yard, Front Yard, Sloped Down
Windows	Skylight(s), Shutters, Wood Frames, Bay Window(s)
Roof	Composition

**Interior**

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, High Ceilings, Tile Counters
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
High	Mar Vista

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	6
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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