

# \$950,000 - 1622 Campbell Avenue, Alhambra

MLS® #SB25126655

**\$950,000**

3 Bedroom, 2.00 Bathroom, 1,312 sqft

Residential on 0 Acres

N/A, Alhambra,

Opportunity Knocks - Large Flat Lot for ADU or Expansion! Welcome to 1622 S Campbell Ave, a beautifully updated single-story home nestled in a sought-after Alhambra neighborhood. This charming 3-bedroom, 2-bathroom residence offers 1,312 sq ft of thoughtfully renovated living space on an expansive 8,012 sq ft lot. Built in 1923, this home seamlessly blends classic character with modern comforts.

Interior Highlights:

**Spacious Living Area:** The open-concept living room is bathed in natural light, creating a warm and inviting atmosphere.

**Modern Kitchen:** Featuring custom cabinetry, sleek quartz countertops, and a newer refrigerator, the kitchen is both functional and stylish.

**Updated Bathrooms:** Both bathrooms have been remodeled to offer contemporary finishes and fixtures.

**New Flooring & Paint:** New laminate wood waterproof flooring and fresh interior and exterior paint provide a clean, cohesive look.

**Central HVAC:** Enjoy year-round comfort with central heating and air conditioning.

Exterior & Lot:

**Generous Lot Size:** The large lot offers ample space for outdoor activities, gardening, or potential expansion.

**Circular Driveway & Detached Garage:** A long driveway with a paved horseshoe connects to the driveway for easy parking, complemented by a detached 1-car garage.



Private Backyard: The expansive backyard provides a peaceful retreat, perfect for future relaxation or entertaining.

Prime Location:

Situated in a highly desirable neighborhood, this home is conveniently located near top-rated schools, shopping centers, restaurants, and markets. With easy access to the 10 and 710 Freeways, commuting is a breeze.

Whether you're seeking a comfortable family home or an investment opportunity with potential for expansion or an accessory dwelling unit (ADU), 1622 S Campbell Ave offers endless possibilities. Don't miss the chance to make this charming property your own. Compare with other neighborhood lots where owners built custom 2nd home or ADU!

Built in 1923

## Essential Information

MLS® #	SB25126655
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,312
Acres	0.18
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Edward Kim
Listing Office	eXp Realty of California Inc

## Community Information

Address	1622 Campbell Avenue
Area	601 - Alhambra
Subdivision	N/A

City	Alhambra
County	Los Angeles
Zip Code	91803

## Amenities

Parking Spaces	1
# of Garages	1
View	Neighborhood
Pool	None

## Exterior

Lot Description	Street Level
Roof	Shingle
Foundation	Raised

## Interior

Interior	Laminate, See Remarks, Tile
Interior Features	Separate/Formal Dining Room, Breakfast Area, Eat-in Kitchen
Appliances	Gas Range, Gas Cooktop, Gas Oven, Gas Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Alhambra
----------	----------

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	56
Zoning	ALR1*
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 22nd, 2026 at 7:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or

may not have been the Listing and/or Selling Agent.