

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

MLS® #SB25126655

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## **\$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              |

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