

# \$1,450,000 - 8769 Croydon Avenue, Los Angeles

MLS® #SB25181880

---

## \$1,450,000

3 Bedroom, 3.00 Bathroom, 1,645 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Step into the warmth and charm of this beautiful turnkey 3-bedroom, 3-bathroom home, where every detail has been thoughtfully curated to offer comfort, style and everyday luxury. Welcome to 8769 Croydon Ave in the heart of Westchester. This turnkey home is perfect if you are looking for a home with great space to unpack and start living. Beautiful new vinyl flooring and interior and exterior paint provide fresh appeal. The front entry is perfect start for a morning coffee or a relaxing end of the day glass of wine while enjoying the view of the neighborhood. Enter through the unique gas lamp entry to the spacious living room anchored by a fireplace and lit by large windows inviting lots of natural light. Flow to the dining area and kitchen where you will appreciate the quartz countertops, white shaker cabinets, soft closing drawers, new stainless steel appliances, and an open view into the spacious family room with vaulted ceilings. Sky lights continue to provide natural light throughout the home. The family room has a built in bar with additional storage and seamlessly flows to the powder room, primary suite as well as the large backyard. The primary suite offers a peaceful escape with its cozy coveted seating area, a large walk-in closet, & double sink bathroom with both walk-in shower and jacuzzi tub. Two additional bedrooms and a tastefully remodeled bathroom provide plenty of space for family, guests or a home office. With



central heating and air conditioning, the two car garage, Tesla charger, & vinyl gate to your private backyard, this home is as practical as it is beautiful. Conveniently close to the Westchester farmers markets, major and local shops, restaurants, as well as short drives to Playa Vista, Culver City, El Segundo and the beach. Don't miss the chance to fall in love with this exceptional Westchester gem, where modern convenience meets California comfort.

Built in 1942

**Essential Information**

MLS® #	SB25181880
Price	\$1,450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,645
Acres	0.15
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ian Rusnell
Listing Office	Vista Sotheby’s International Realty

**Community Information**

Address	8769 Croydon Avenue
Area	C29 - Westchester
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90045

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
-----------	--

Parking Spaces	2
Parking	Driveway, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage Faces Front
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall, Stucco, Concrete
Lot Description	ZeroToOneUnitAcre, Front Yard, Level, Sprinklers Timer, Yard, Garden
Windows	Shutters, Skylight(s)
Roof	Shingle
Construction	Drywall, Stucco, Concrete
Foundation	Raised

## Interior

Interior	Vinyl
Interior Features	Beamed Ceilings, Dry Bar, High Ceilings, Recessed Lighting, All Bedrooms Down, Primary Suite, Block Walls
Appliances	Built-In Range, Dishwasher, Disposal, Gas Oven, Gas Range, Refrigerator, Water Heater, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
----------	---------------------

## Additional Information

Date Listed	August 14th, 2025
Days on Market	8
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 17th, 2026 at 11:25pm 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.