

\$1,275,000 - 12613 Kilion Street, Valley Village

MLS® #SR25022935

\$1,275,000

4 Bedroom, 2.00 Bathroom, 1,721 sqft

Residential on 0 Acres

N/A, Valley Village,

Nestled on one of the most coveted streets in Valley Village, this enchanting original Mellenthin home has been lovingly maintained by the same family since 1977. Brimming with character and timeless appeal, this 4-bedroom, 2-bathroom home features beautiful original hardwood floors throughout most of the home, adding warmth and elegance to the inviting layout. The fourth bedroom offers flexibility, perfect as a den or family room, providing additional space to gather and unwind. This cherished home is a rare opportunity for its next owner to infuse fresh vision and modern updates while preserving its classic charm. The detached garage presents exciting potential—whether transformed into an ADU, studio, or bonus space, the possibilities are endless. A true gem in an unbeatable location, this home is ready to welcome its next chapter. Don't miss this special opportunity!

Built in 1954

Essential Information

MLS® #	SR25022935
Price	\$1,275,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,721
Acres	0.15



Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michelle Hirsch
Listing Office	Equity Union

Community Information

Address	12613 Killion Street
Area	VVL - Valley Village
Subdivision	N/A
City	Valley Village
County	Los Angeles
Zip Code	91607

Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	Walkstreet
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Interior

Interior Features	Galley Kitchen
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Den
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	January 31st, 2025
Days on Market	14

Zoning LAR1

Short Sale N

RE / Bank Owned N

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