

# **\$1,499,999 - 3241 Prospect Avenue, La Crescenta**

MLS® #SR25038430

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**\$1,499,999**

5 Bedroom, 5.00 Bathroom, 1,956 sqft

Residential on 0 Acres

N/A, La Crescenta,

Two-Homes-on-a-Lot in Prime Crescenta  
Highlands, Glendale

Nestled in the highly desirable Crescenta Highlands neighborhood of Glendale, this Two Homes on a Lot Property Is Located in the highly desirable Crescenta Highlands neighborhood of Glendale. It features a beautiful front house that is part renovated and part brand new, and a Brand New accessory dwelling unit (ADU). The front house offers a spacious open floor plan with designated living and dining areas, creating an inviting ambiance for everyday living and entertaining. The Brand New ADU is equally impressive designed with the same high-quality finishes and modern amenities, making it ideal for extended family, guests or rental income.

Both homes are designed for elegance and comfort, with porcelain flooring in the living, dining, and kitchen areas, complemented by laminate flooring in the bedrooms. The bathrooms are beautifully appointed with contemporary finishes, while additional upgrades include recessed lighting, copper plumbing, individual on-demand water heaters, and separate electric meters for convenience. Enjoy year-round comfort with central AC and heating in both residences.

Safety and efficiency are at the forefront, with features such as fire sprinklers, a gas shut-off



valve, a new main water supply line and valve, and an EV charging-ready setup. The exterior has been meticulously updated with fresh landscaping, sprinklers, and compressed concrete entry stairs, while LED lighting and exterior sensor lights enhance security. With four dedicated parking spaces, there is ample room for multiple vehicles.

Situated within the boundaries of top-rated schools, including Crescenta Valley High School, Clark Magnet High School, Rosemont Middle School, and Lincoln Elementary, this property is an ideal choice for families seeking a premier educational environment.

The seller will deliver the home with all plans and permits, ensuring a smooth transition for the next owner. This is a rare opportunity to own a turnkey property with an income-generating ADU in one of Glendale’s most sought-after neighborhoods. Don't miss out on this perfect blend of luxury, convenience, and investment potential!

Built in 1948

**Essential Information**

MLS® #	SR25038430
Price	\$1,499,999
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	1,956
Acres	0.13
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nona Galstyan

Listing Office Coldwell Banker Hallmark Realty

## Community Information

Address 3241 Prospect Avenue  
Area 635 - La Crescenta/Glendale Montrose & Annex  
Subdivision N/A  
City La Crescenta  
County Los Angeles  
Zip Code 91214

## Amenities

View None  
Pool None  
Security Fire Sprinkler System, Security Lights

## Exterior

Exterior Copper Plumbing  
Lot Description ZeroToOneUnitAcre  
Construction Copper Plumbing

## Interior

Interior Tile  
Interior Features Quartz Counters, Recessed Lighting  
Appliances Dishwasher, Gas Range, Refrigerator  
Heating Central  
Cooling Central Air  
Fireplaces None  
# of Stories 1  
Stories One

## School Information

District Glendale Unified

## Additional Information

Date Listed February 18th, 2025  
Days on Market 41  
Zoning GLR1YY  
Short Sale N  
RE / Bank Owned N

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