

# \$989,000 - 13505 Muscatine Street, Arleta

MLS® #SR25052091

**\$989,000**

4 Bedroom, 3.00 Bathroom, 1,825 sqft

Residential on 0 Acres

N/A, Arleta,

If you are looking for a nearly BRAND-NEW house with a JR ADU for passive income, this is the home you don't want to miss! Welcome to this stunning 3-bedroom, 2-bathroom house spanning 1,381 square feet, plus a 1-bedroom, 1-bath 444 sq ft brand new 2025-built JR ADU, offering elegant living space situated in a desirable pocket of Arleta.

As you step inside through the custom door, you are greeted by an open floor plan that seamlessly connects the living and kitchen areas, making it perfect for both daily living and entertaining. The spacious living and kitchen areas feature impressive vinyl flooring that adds a touch of sophistication and makes maintenance a breeze. The custom kitchen offers plenty of cabinetry complemented by brand-new appliances. The bedrooms are filled with natural light, and laminate flooring runs throughout the rest of the home, enhanced by recessed lighting that illuminates the space beautifully.

The JR ADU is highly functional, with every inch being usable. It offers an in-unit laundry area, a stand-in shower, a tankless water heater, and has its own address: 13507 Muscatine.

Outside, you will find a cozy backyard, a patio, and plenty of greenery. Wait, there's more: the solar panel is fully paid off. The seller has invested significantly in making this home impeccable for its next owner. Everything is updated: roof, plumbing, electrical, A/C, doors, windows, bathrooms, kitchen, tankless water



heater, and so much more. You must see it to

truly

appreciate it! It's a great place to live and work. The location is perfect for those who work from home or commute to the office. The neighborhood is safe and has great schools. The property is well-maintained and has a lot of potential. It's a great investment opportunity.

Built in 1956

## Essential Information

MLS® #	SR25052091
Price	\$989,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,825
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Anna Elikuchukyan
Listing Office	Pinnacle Estate Properties

## Community Information

Address	13505 Muscatine Street
Area	ARL - Arleta
Subdivision	N/A
City	Arleta
County	Los Angeles
Zip Code	91331

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Electricity Available, Natural Gas Available, Sewer Available
View	None
Pool	None

## Exterior

Lot Description ZeroToOneUnitAcre

## Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 7th, 2025
Days on Market	2
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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