

\$974,000 - 2209 West Boulevard, Los Angeles

MLS® #SR25064352

\$974,000

3 Bedroom, 2.00 Bathroom, 1,781 sqft

Residential on 0 Acres

N/A, Los Angeles,

Discover a rare opportunity to own a piece of Los Angeles history with this original 1913 Craftsman-style home located at 2209 West Blvd. Nestled on a 6,602 sq. ft. R2-zoned lot, this two-story property offers remarkable potential for investors and homeowners alike, including the possibility of converting the detached garage into an Accessory Dwelling Unit (ADU) for additional living space or rental income. This charming residence features 1,781 sq. ft. of living space, encompassing three bedrooms and two bathrooms. Upon entry, you're greeted by an enclosed patio with a cosmetic fireplace, where windows invite abundant natural light. Inside, the living room boasts a cozy fireplace and original wood flooring throughout. Just beyond, a nicely sized dining room features tile flooring and coffered ceilings. Around the corner, the kitchen offers plenty of potential for customization to fit modern needs. The house features one bedroom downstairs and two bedrooms upstairs. Additionally, other features include several bonus rooms throughout the main house as well as the detached garage, showing the potential for expansion to accommodate multi-family purposes or add extra living square footage, depending on the new buyer's needs. The lot provides ample space for outdoor activities, gardening, or future expansion projects, all while being situated in a highly desirable neighborhood known for its community feel and proximity to local amenities. Embrace the chance to



revitalize this historic gem and make it your own in the heart of Los Angeles.

Built in 1913

Essential Information

MLS® #	SR25064352
Price	\$974,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,781
Acres	0.15
Year Built	1913
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Cody Brown
Listing Office	Rodeo Realty

Community Information

Address	2209 West Boulevard
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90016

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Concrete, Driveway
Garages	Concrete, Driveway
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Unknown
Lot Description	Front Yard, Garden
Windows	Blinds, Screens, Drapes
Construction	Unknown

Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Coffered Ceiling(s), Crown Molding
Appliances	Gas Cooktop, Refrigerator, SixBurnerStove, Water Heater
Cooling	See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	March 26th, 2025
Days on Market	30
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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