

\$1,245,000 - 5450 Morella Avenue, Valley Village

MLS® #SR25077370

\$1,245,000

2 Bedroom, 2.00 Bathroom, 1,622 sqft

Residential on 0 Acres

N/A, Valley Village,

Upgraded 1940â€™s Traditional home in super-desirable pocket of Valley Village! Positioned on a sprawling lot with jaw-dropping park-like grounds and the utmost privacy. This residence is a rare gem offering charm, privacy, and modern comforts. Beyond the amazing curb appeal lies an open, light-filled interior featuring a spacious Living Room with ornamental fireplace, luxury laminate flooring throughout and vintage detailing adding style and charm. The fully remodeled Chefâ€™s Kitchen boasts high vaulted ceilings, custom Maple cabinetry, stone countertops, and stainless-steel appliancesâ€”perfectly blending style and function. A relaxing Family Room with recessed lighting, a second decorative fireplace, and sliding doors opens to a raised deck ideal for indoor-outdoor living. The Guest Bedroom is conveniently located near a beautifully updated Guest Bath with quartz counters and custom Carrera marble shower. Retreat to the Primary Bedroom with direct patio access, a wall of closets, and a spa-like bath complete with dual vanities and a freestanding soaking tub. The expansive backyard is an entertainerâ€™s dream with mature landscaping, shade trees, multiple wood decks, and a large grassy play area. A detached, side-facing 2-car garage offers exciting ADU potential, and recent upgrades including a newer roof, HVAC, electrical, and sewer line add peace of mind. Ideally located near top schools, parks, houses of worship, and minutes from NoHo West, Ventura Blvd.,



Universal Studios, Hollywood Bowl, and the NoHo Arts Districtâ€”this home is a true private oasis not to be missed!

Built in 1948

Essential Information

MLS® #	SR25077370
Price	\$1,245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,622
Acres	0.19
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mario Acosta
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	5450 Morella Avenue
Area	VVL - Valley Village
Subdivision	N/A
City	Valley Village
County	Los Angeles
Zip Code	91607

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

Exterior

Lot Description	Corner Lot
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Interior

Interior Features	Main Level Primary
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Decorative, Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	April 9th, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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