

# **\$799,900 - 551 Avenue 26, Los Angeles**

MLS® #SR25082316

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## **\$799,900**

3 Bedroom, 2.00 Bathroom, 1,495 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Nicely updated 2 bed + 3/4 bath single family home (992sf, per 2019 appraisal) plus fully permitted, newly-built (2022) 1 + 1 ADU (503sf, per builder plans). Live in one, rent out the other, or rent out both!

Main house is charming vintage 1923-built with many improvements including new kitchen sink, countertops, and range, refurbished cabinets, and stainless fridge. New interior and main entry doors. New laminate plank flooring throughout. Beautiful new diffuse-light soft fabric blinds

Bathroom has new glass shower enclosure, pedestal sink, and toilet. For comfort there are new ceiling fans, A/C condensing unit, and thermostat. Outside features new gutters, new awnings over porches, new washer/dryer hook-ups with new washer outside the kitchen. Spacious patio area.

The ADU is City of LA permitted conversion of existing office building, which now features: 1 large bedroom with new mini splitter HVAC/AC and large wall closet, new full bathroom (tub/shower), new kitchenette/living room with appliances and wall A/C, new laminate flooring throughout, recessed lighting and ceiling fans. Double-paned windows. New electric water heater. Entire interior repainted 2025.

Outside the homes, a sewer cleanout was installed for shared sewer line, and there's a new electric motor for shared automatic



parking gate, which provides access from side alley to 2 parking spaces, featuring shade sail sun protection. All concrete walkways/patios and exterior property wall were repainted. Impressive, towering tree had major trimming 2 years ago. Nicely maintained landscaping with lush, green, neatly-trimmed, tall privacy hedges.

Each home has individual access security gate door from sidewalk. Plentiful, free street parking along each side of the block.

Privacy inside, but many urban conveniences and amenities nearby, including Metro Gold Line station, Heritage Square Museum, L.A. River Center and Gardens, L.A. River bike path, Rio de Los Angeles State Park, Dodger Stadium, freeway access, shopping, and local eating spots.

Built in 1923

## Essential Information

MLS® #	SR25082316
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,495
Acres	0.08
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Goldberg
Listing Office	RE/MAX One

## Community Information

Address	551 Avenue 26
Area	CYPK - Cypress Park

Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

### **Amenities**

Parking Spaces	2
Parking	Driveway, Covered
Garages	Driveway, Covered
View	None
Pool	None
Security	Window Bars

### **Exterior**

Exterior	Copper Plumbing
Exterior Features	Rain Gutters
Lot Description	Near Park, Near Public Transit
Construction	Copper Plumbing

### **Interior**

Interior	Laminate
Interior Features	All Bedrooms Down, Bedroom on Main Level, Galley Kitchen, Granite Counters
Appliances	Dryer, Washer
Heating	Central, Natural Gas
Cooling	Central Air, Gas, Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	78
Zoning	LARD2
Short Sale	N
RE / Bank Owned	N

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