

# \$943,870 - 4519 9th Avenue, Los Angeles

MLS® #SR25133902

**\$943,870**

3 Bedroom, 2.00 Bathroom, 2,106 sqft

Residential on 0 Acres

N/A, Los Angeles,

Welcome to 4519 9th Avenue – a spacious and light-filled 3-bedroom, 2-bathroom home offering 2,106 sq. ft. of living space on a 7,291 sq. ft. lot, nestled on a classic palm tree-lined street in the heart of Los Angeles. This property blends original charm with key updates and incredible future potential – ideal for homeowners and investors alike.

Inside, you'll find a formal front living room with original hardwood floors and a huge rear den with vaulted ceilings and skylights, perfect for casual living or entertaining. The layout features two full bathrooms – one with a walk-in shower and the other with a tub/shower combo – plus ADA-friendly touches like a ramp to the front door!

Recent improvements include: newer roof, rain gutters, tankless water heater, windows, and central HVAC. The home is fully gated with a landscaped front lawn and private backyard. The detached garage offers outstanding ADU potential, and the property may work for an SB9 lot-split opportunity – making it a prime candidate for development.

Ideally located between the 405, 10, 110, and 105 freeways, the home offers unbeatable access across the city. Just minutes from Leimert Park, a cultural hub rich in history, music, and community spirit, and close to LAX, Metro lines, and major venues for the FIFA World Cup 2026, Super Bowl LVI in 2027 at



SoFi Stadium, and the 2028 Summer Olympics.

All appliances are included. Whether you're looking for your next home or a long-term investment with huge upside, 4519 9th Avenue checks all the boxes. Come see the possibilities!

Built in 1948

## Essential Information

MLS® #	SR25133902
Price	\$943,870
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,106
Acres	0.17
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Tisha Janigian
Listing Office	She Is Hope Realty

## Community Information

Address	4519 9th Avenue
Area	699 - Not Defined
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90043

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Cable Available
Parking Spaces	2
Parking	Driveway, Garage, Paved
# of Garages	2

Garages Driveway, Garage, Paved

View None

Pool None

## Exterior

Lot Description ZeroToOneUnitAcre, Back Yard, Front Yard

## Interior

Interior Carpet, Wood

Interior Features All Bedrooms Down, Primary Suite, Bedroom on Main Level, Ceiling Fan(s), Main Level Primary

Appliances Gas Oven, Tankless Water Heater

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Living Room

# of Stories 1

Stories One

## School Information

District Los Angeles Unified

## Additional Information

Date Listed June 4th, 2025

Days on Market 8

Zoning LAR2

Short Sale N

RE / Bank Owned N

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