

# **\$1,099,000 - 5617 Cantaloupe Avenue, Valley Glen**

MLS® #SR25146921

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## **\$1,099,000**

3 Bedroom, 2.00 Bathroom, 2,450 sqft  
Residential on 0 Acres

N/A, Valley Glen,

Charming Valley Glen Home with Detached Guest House, Privacy & Income Potential  
Welcome to this unique and versatile property in the sought-after Valley Glen neighborhood – perfect for those seeking comfort, privacy, and investment opportunity.

The main home offers 2 bedrooms and 1 beautifully updated bathroom (approximately 1,600 sq. ft.), featuring wood laminate flooring throughout, energy-efficient windows, a renovated kitchen with granite countertops, and a cozy living room with a fireplace. There’s also a bonus den area off the kitchen, ideal for a home office or creative workspace.

The spacious family room addition leads to a serene, retreat-style backyard with a fire-pit – perfect for entertaining or relaxing. There’s also ample room to add a pool or design your dream outdoor space.

A standout feature of this property is the spacious detached guest house located at the rear of the lot. Originally recorded as a recreation room, the space has since been thoughtfully expanded and now offers approximately 850 sq. ft. of flexible use.

Featuring a studio-style layout with a kitchenette, upgraded bathroom, and ductless mini-split system for heating and cooling, this non-conforming structure presents a range of possibilities – ideal as a guest suite, home office, in-law quarters, or creative studio.

Buyer is advised to independently verify all square footage, usage, and any applicable



permits to their satisfaction.

The property offers full privacy, surrounded by fencing and lush greenery, including a beautiful array of trees and landscaping that create a peaceful, secluded environment.

Recent upgrades include a new roof, exterior paint, rain gutters, vinyl fencing, patio pavers, long driveway, and drought-tolerant landscaping.

Located near shopping, restaurants, the mall, and major freeways, this is a rare find with incredible potential.

Property can be delivered vacant

Built in 1937

### **Essential Information**

MLS® #	SR25146921
Price	\$1,099,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,450
Acres	0.15
Year Built	1937
Type	Residential
Sub-Type	Single Family Residence
Style	Modern, Spanish
Status	Closed
Listing Agent	Lilach Depas
Listing Office	Equity Union

### **Community Information**

Address	5617 Cantaloupe Avenue
Area	VG - Valley Glen
Subdivision	N/A
City	Valley Glen
County	Los Angeles
Zip Code	91401

## Amenities

Parking Spaces	2
Parking	Driveway, On Street
Garages	Driveway, On Street
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Shingle

## Interior

Interior Features	Separate/Formal Dining Room, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Storage
Appliances	Gas Oven, Gas Range, Gas Water Heater
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	June 30th, 2025
Days on Market	24
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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