

\$1,249,900 - 1806 Genesee Avenue, Los Angeles

MLS® #SR25166197

\$1,249,900

4 Bedroom, 2.00 Bathroom, 1,650 sqft
Residential on 0 Acres

N/A, Los Angeles,

ELITE AND ESTEEMED PICFAIR VILLAGE -

Secure the neighborhood's BEST PRICE-PER-SQUARE FOOT for BOTH the OVERSIZED 1,650 sq ft HOUSE and ONE OF THE LARGEST LOTS AT 5,293 sq ft. Four bedrooms, two bathrooms, and endless opportunity to make this home your own.

Perched proudly at the crest of the street, this home enjoys a lot size rarely available in Picfair Village. A lush, well-loved green lawn welcomes you—a perfect playground for children and furry friends—while a long, inviting front porch offers something even rarer: real face-to-face connection with your community.

Inside, the living room is drenched in golden Los Angeles sunlight streaming through a commanding window. Angled soffits add architectural flair, and a classic fireplace sets the tone for warm, intimate gatherings. From here, the space flows into a cozy family room—a perfect retreat for movie nights or laid-back conversations.

Two bedrooms in a separate wing of the house share a renovated hallway bathroom, making them ideal for children, guests, or multi-generational living. The third bedroom, currently used as an office, and the master suite are privately positioned off the family room. The master suite enjoys direct backyard access, dual vanities, a walk-in tub, and ample



closet spaceâ€”your own private haven.

The kitchen stretches long and functional, with freshly painted cabinets, new flooring, and classic granite countertops. The raised dining area is perfect for lazy Sunday brunches and casual family meals. A dedicated laundry room tucked at the back completes the homeâ€™s functionality.

Step outside to one of the largest lots in the neighborhood. The one-car garage with an attached storage room offers endless potential: convert it to an ADU, create a bonus room, or restore it to a two-car garage. You also boast solar panels with a payment of \$172.05 per month.

Live the Picfair lifestyle: start your mornings with mimosas at Paper or Plastik CafÃ© or a handcrafted espresso from Madlab Coffee. Spend weekends exploring local favorites like My 2 Cents and Rosemary & Thyme, or pop over to The Grove, LACMA, or Beverly Hillsâ€”all just minutes away. Culver City and the beach? An easy 20-minute drive. This is Los Angeles living at its best.

Built in 1940

Essential Information

MLS® #	SR25166197
Price	\$1,249,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,650
Acres	0.12
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Julian Park
Listing Office	Park Regency Realty

Community Information

Address	1806 Genesee Avenue
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90019

Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	All Bedrooms Down
Cooling	Whole House Fan
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 23rd, 2025
Days on Market	26
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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