

# \$1,449,000 - 1915 N Avenue 52, Los Angeles

MLS® #SR25202324

**\$1,449,000**

3 Bedroom, 3.00 Bathroom, 1,571 sqft

Residential on 0 Acres

N/A, Los Angeles,

A private hilltop sanctuary on a quiet street north of York, this creative Highland Park compound offers the perfect balance of thoughtful design, lush landscaping, and prime location. Set on large 9,996 sq ft lot and surrounded by mature trees, vineyard vines, and natural greenery, it feels like a retreat, just moments from York Blvd. The main home features 3 bedrooms and 2 bathrooms. Inside, white oak flooring, lime-washed walls, and expansive picture windows create a bright, airy ambiance with seamless indoor-outdoor flow. The open kitchen is a showstopper, outfitted with leather-finish quartzite countertops, light wood cabinetry, and premium appliances. Just beyond, a detached and beautifully finished casita/ADU awaits, complete with a stylish kitchenette and full bathroom. Whether used as a guest suite, creative studio, office, or income-generating rental, it's a flexible space that adds tremendous value and function to the property. The primary suite is a peaceful haven with sliding doors to a private patio and a spa-inspired bath featuring a double vanity and walk-in shower. Step outside to find a resort-style outdoor experience: a wooden deck for dining and lounging, a hot tub under the stars, a cozy firepit, and a terraced garden accessible by stone steps—all set against sweeping hillside views. Located in a tranquil pocket just blocks from Highland Park favorites like Belle's Bagels, Kumquat Coffee, El Huarache Azteca, Queen St, Cafe de Leche, The York,



Hermosillo, Joy, Sticky Rice, and more, this property offers the ideal mix of retreat and urban vibrance. With its inspired layout, multiple outdoor living areas, and detached guest house, this one-of-a-kind creative compound is Highland Park living at its best.

Built in 1950

## Essential Information

MLS® #	SR25202324
Price	\$1,449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,571
Acres	0.23
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	George Ouzounian
Listing Office	The Agency

## Community Information

Address	1915 N Avenue 52
Area	632 - Highland Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90042

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking	Driveway, On Street
Garages	Driveway, On Street
View	Neighborhood, Hills, Trees/Woods, Valley

Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Fire Pit
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Landscaped, Near Park, Yard

## Interior

Interior	Wood
Interior Features	Open Floorplan, Recessed Lighting, Built-in Features, Primary Suite, Unfurnished
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator, Dryer, Washer, SixBurnerStove
Heating	Central
Cooling	Central Air, 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	September 15th, 2025
Days on Market	30
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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