

# **\$799,900 - 3417 Arroyo Seco, Los Angeles**

MLS® #SR25245834

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## **\$799,900**

3 Bedroom, 2.00 Bathroom, 1,316 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Charming duplex located in the heart of Highland Park featuring two separate units on one lot. The front unit (3417) offers 2 bedrooms, 1 bathroom, a spacious living area, an updated kitchen, and a full bath with tub and shower. It is vacant and ready for occupancy. The rear unit (3415) includes 1 bedroom and 1 bathroom and is tenant-occupied, providing immediate rental income.

Property highlights include a newer roof, a long driveway with multiple parking spaces, and an oversized detached garage with potential for an ADU conversion (buyer to verify with the City).

Conveniently situated near York Boulevard and Figueroa Street with close proximity to dining, cafes, shops, art galleries, and entertainment venues. Easy access to the Metro Gold Line, Downtown Los Angeles, Pasadena, and Glendale.

This property presents an excellent opportunity to occupy one unit and lease the other or maintain both as income-producing rentals. Buyer to verify all information, including permits, square footage, lot size, and intended use with the appropriate city departments.

Built in 1952

## **Essential Information**



MLS® #	SR25245834
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,316
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Duplex
Status	Closed
Listing Agent	Primo Quitevis
Listing Office	Platinum Real Estate Vip

### Community Information

Address	3417 Arroyo Seco
Area	632 - Highland Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

### Amenities

Utilities	Electricity Available, Water Available
Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

### Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Roof	Shingle
Construction	Stucco

### Interior

Interior	Carpet, Vinyl
Interior Features	All Bedrooms Down
Heating	Wall Furnace

Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

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

Date Listed	October 20th, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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