

\$765,000 - 8830 Ruthelen, Los Angeles

MLS® #SR26009055

\$765,000

3 Bedroom, 1.00 Bathroom, 1,543 sqft
Residential on 0 Acres

N/A, Los Angeles,

House-hack your way into Los Angeles homeownership in Gramercy Park. This move-in-ready single-family home for sale in Los Angeles offers rare flexibility for buyers looking to live in one space while generating income from the current permitted flex-space with separate entrance for your creative studio or home office, all on a flat 6,000+ sq ft lot with future ADU potential.

The remodeled 3-bedroom, 1-bath main house has major upgrades—new roof, new windows, copper plumbing, updated electrical panel, new sewer line to the street, updated bathroom, and new garage door and opener to help reduce your upfront and long-term ownership costs.

Inside, the home blends modern comfort with original charm, featuring refinished hardwood floors, a fireplace, raised ceilings, sliding barn doors, and a large bay window with abundant natural light. Unique architectural details like the interior mail slot, vintage milk door, and built-in telephone desk give the home personality while preserving its classic appeal.

The large, flat lot offers excellent ADU or expansion potential (buyer to verify), allowing future owners to scale rental income while maintaining privacy and a backyard. Many nearby properties have added units without altering the traditional single-family frontage or generous setback from the street.

Additional features include tandem driveway parking for 3–4 vehicles, a quiet semi-cul-de-sac with minimal traffic, and close



proximity to St. Andrews Park and Recreation Center. Located just over one mile from SoFi Stadium, Kia Forum, and Intuit Dome, this property benefits from strong rental demand, freeway access, and long-term appreciation in a growing Los Angeles neighborhood.

Ideal for house hackers, owner-occupants, and savvy buyers seeking both lifestyle and income in one of Los Angeles's™ most dynamic markets.

?? Curious about the phonebook desk? Email the listing agent to learn more.

Built in 1939

Essential Information

MLS® #	SR26009055
Price	\$765,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,543
Acres	0.14
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Shavonda Hill
Listing Office	Compass

Community Information

Address	8830 Ruthelen
Area	699 - Not Defined
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90047

Amenities

Utilities	Natural Gas Connected, Water Connected, Sewer Connected
Parking Spaces	6
Parking	Driveway, Garage, Garage Door Opener, Concrete, Door-Multi, Garage Faces Front, Side By Side, Tandem, Uncovered
# of Garages	2
Garages	Driveway, Garage, Garage Door Opener, Concrete, Door-Multi, Garage Faces Front, Side By Side, Tandem, Uncovered
View	None
Pool	None
Security	Window Bars

Exterior

Lot Description	Lawn, Near Park, Sprinkler System, Back Yard, Front Yard, Level, Rectangular Lot
Windows	Double Pane Windows, Bay Window(s), ENERGY STAR Qualified Windows
Roof	Asphalt, Mixed, Shingle
Foundation	Raised

Interior

Interior	Wood
Interior Features	Ceiling Fan(s), High Ceilings, All Bedrooms Down, Eat-in Kitchen
Appliances	Refrigerator, Free-Standing Range, Water Heater
Heating	Wall Furnace
Cooling	See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	January 14th, 2026
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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