

# **\$825,000 - 12033 Edderton Avenue, Whittier**

MLS® #SW25018585

**\$825,000**

4 Bedroom, 2.00 Bathroom, 1,445 sqft

Residential on 0 Acres

N/A, Whittier,

Welcome to this charming 4-bedroom, 2-bath home nestled in the heart of Whittier, offering a perfect blend of comfort and style. Situated in a prime location, this property is zoned for the highly sought-after Norwalk/La Mirada school district, making it an ideal choice for families. Step inside to discover an inviting floor plan with spacious living areas, perfect for both relaxing and entertaining. The home has been well-maintained and features upgrades, including brand new gutters, new eaves, and a newly applied exterior tex coat with a transferable warranty for peace of mind. The true highlight of this home is the backyard oasis. Enjoy year-round outdoor living with a covered 16x16 patio, complete with a built-in outdoor kitchen—perfect for hosting family gatherings. For added convenience, the patio includes electric hookups for TVs and speakers, making it an entertainer's dream. Additional features include a newer A/C unit (just 4 years old), ensuring comfort during those warm summer months. This property is also located close to shopping centers, parks, the La Mirada Golf Course, and a variety of restaurants, offering everything you need just minutes away. Don't miss your opportunity to own this move-in ready home in one of Whittier's best neighborhoods!



Built in 1954

## **Essential Information**

MLS® #	SW25018585
Price	\$825,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,445
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ayden Acevedo
Listing Office	Abundance Real Estate

## Community Information

Address	12033 Edderton Avenue
Area	670 - Whittier
Subdivision	N/A
City	Whittier
County	Los Angeles
Zip Code	90604

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Concrete, Driveway, Garage, Door-Single, RV Access/Parking
# of Garages	2
Garages	Concrete, Driveway, Garage, Door-Single, RV Access/Parking
View	Neighborhood
Pool	None
Security	Prewired, Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s), Security System

## Exterior

Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows

## Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Pantry, All Bedrooms Down, Granite Counters
Appliances	Convection Oven, Dishwasher, Disposal, Water Heater, Barbecue, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

## School Information

District	Norwalk - La Mirada
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## Additional Information

Date Listed	January 10th, 2025
Days on Market	5
Zoning	LCRA6000*
Short Sale	N
RE / Bank Owned	N

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