

# **\$725,000 - 11004 Van Ness Avenue, Los Angeles**

MLS® #TR25123236

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## **\$725,000**

2 Bedroom, 2.00 Bathroom, 1,563 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Welcome to 11004 S Van Ness Avenue, a spacious and well-maintained 2-bedroom, 2-bathroom home offering 1,563 sq ft of living space on a 5,942 sq ft lot. Located in the culturally rich Westmont neighborhood of Los Angeles. This inviting residence blends timeless character with tasteful updates. The kitchen showcases granite countertops, custom cabinetry, stainless steel appliances, a breakfast nook, and a convenient laundry area. The light-filled living room features original hardwood floors, crown molding, and connects seamlessly to a formal dining area, ideal for entertaining. Both bathrooms are clean and classic, with one featuring a separate soaking tub and walk-in shower. The spacious family room boasts a skylight, wood flooring, and sliding doors that open to a covered patio and private backyard—perfect for indoor-outdoor living. A detached 2-car garage and well-manicured front yard complete this charming property. Close proximity to Van Ness Recreation Center, Chesterfield Square Park, Century Park Elementary, George Washington Prep, and a variety of shops and services along Florence and Crenshaw ensure daily convenience. Quick freeway access brings Downtown L.A. and LAX within easy reach. 11004 Van Ness offers the perfect blend of comfort, history, and connectivity in a flourishing neighborhood.

Built in 1947



## Essential Information

MLS® #	TR25123236
Price	\$725,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,563
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mercedes Erhahon
Listing Office	KW Vision

## Community Information

Address	11004 Van Ness Avenue
Area	C36 - Metropolitan Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90047

## Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard
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## Interior

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room
Appliances	Gas Range, Microwave, Refrigerator
Heating	Central

Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

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

Date Listed	May 26th, 2025
Days on Market	10
Zoning	LCR1YY
Short Sale	N
RE / Bank Owned	N

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