

\$1,425,000 - 479 Crane Boulevard, Los Angeles

MLS® #WS25110050

\$1,425,000

3 Bedroom, 3.00 Bathroom, 1,772 sqft
Residential on 0 Acres

N/A, Los Angeles,

In the hills of Mount Washington, this Spanish compound at 479 & 481 Crane Blvd pairs timeless character with thoughtful, modern updates across the main residence and detached studio on one lush and private lot. Set above the street and facing southeast, the property provides wide, gorgeous views of the mountains and city below. Located within the coveted Mount Washington Elementary School boundary and surrounded by nearby parks including Elyria Canyon and Debs Park, the property is a rare opportunity to enjoy space, privacy, and views in one of Northeast LA's most treasured neighborhoods.

The main house features two bedrooms and two bathrooms across an open-concept layout that connects the living, dining, and kitchen areas under abundant natural light. The newly renovated kitchen is finished in soft, neutral tones with a beautiful new range and custom details that bring warmth and ease to daily living. Downstairs, a large suite with its own entrance offers the potential to serve as a spacious bedroom, a quiet, tucked-away space with flexibility for rest, work, or retreat.

Across the yard, the second structure is a large studio with a full kitchen and bath, enhanced with Elfa closet storage and its own outdoor area. Whether used for income, creative pursuits, or extended living, the flexibility of this separate space expands the property's possibilities.



Landscaping has been recently reimagined adding to the mature trees that offer shade and privacy. An oversized single car garage includes a Tesla Wall Connector, ready for EV charging.

Located just minutes from Highland Park, Glassell Park, and the vibrant mix of restaurants, cafes, and shops along York and Figueroa, this is a thoughtfully renovated Mount Washington home with style, character, and room to breathe.

Built in 1923

Essential Information

MLS® #	WS25110050
Price	\$1,425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Square Footage	1,772
Acres	0.07
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Andrew Roque
Listing Office	THE AGENCY

Community Information

Address	479 Crane Boulevard
Area	680 - Mount Washington
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90065

Amenities

Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	City Lights, Mountain(s)
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	Bedroom on Main Level, Walk-In Closet(s), Separate/Formal Dining Room
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator, Dryer, Washer, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative
# of Stories	2
Stories	Multi/Split

School Information

District	Los Angeles Unified
Elementary	Mt Washington

Additional Information

Date Listed	May 16th, 2025
Days on Market	59
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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