

# \$1,550,000 - 1317 S Santa Anita Avenue, Arcadia

MLS® #WS25247362

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## \$1,550,000

4 Bedroom, 2.00 Bathroom, 1,917 sqft

Residential on 0 Acres

N/A, Arcadia,

Priced to sell! Large .3 acre corner lot! This beautiful Arcadia home shows pride of ownership throughout. Upgraded in recent years with new dual-pane vinyl windows, fresh interior and exterior paint, new kitchen countertop and backsplash, a newer HVAC and water heater. The expansive lot features a lush garden with mature fruit trees including persimmons, guava, jujube, orange, and honey tangerine, along with lavender and other fragrant blooms. A large pine tree anchors the yard, offering charm and seasonal beauty. Prime location within walking distance to highly rated Arcadia schools, library, golf course, and park. Spacious grounds provide ample opportunity for expansion or future development in a highly sought-after neighborhood. A rare opportunity to own a lovingly cared-for property in the heart of Arcadia.



Built in 1945

## Essential Information

MLS® #	WS25247362
Price	\$1,550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,917
Acres	0.30
Year Built	1945

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alice Tan
Listing Office	Pinnacle Real Estate Group

## Community Information

Address	1317 S Santa Anita Avenue
Area	605 - Arcadia
Subdivision	N/A
City	Arcadia
County	Los Angeles
Zip Code	91006

## Amenities

Parking Spaces	4
Parking	Carport, Door-Multi, Garage, Garage Door Opener
# of Garages	2
Garages	Carport, Door-Multi, Garage, Garage Door Opener
View	Park/Greenbelt, Mountain(s)
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Corner Lot
Windows	Blinds, Double Pane Windows, Skylight(s), Bay Window(s)

## Interior

Interior Features	Recessed Lighting
Appliances	Gas Range, Gas Water Heater, Range Hood, Vented Exhaust Fan, High Efficiency Water Heater
Heating	Forced Air
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Arcadia Unified
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**Additional Information**

Date Listed	October 23rd, 2025
Days on Market	27
Short Sale	N
RE / Bank Owned	N

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