



Welcome to
5712 Murietta Avenue

Valley Glen, CA 91401

Please scan for video!



Vintage Charm meets Prime Location & Potential

Step into this 3 bedroom, 2 bathroom single-story Valley Glen home and imagine blending its 1949 vintage charm with your comfortable modern lifestyle. Immediately the character-rich details of a bygone era greet you, from plaster walls exuding classic charm, to the gracefully raised foundation providing elevation and architectural interest. The large front window, a charming fireplace, the curvature in the ceiling... every detail contributes to the timeless elegance of the living space in this mid-century gem. The spaciousness of the open living room allows for flexible furniture arrangements, making it an ideal setting for both intimate family moments and larger social gatherings. The functional eat-in kitchen also features a large pantry/storage room adjacent to it. You can never have too much storage and this room ensures that everything is neatly organized and within reach. Just beyond you will find the large mudroom with laundry machines discreetly tucked behind doors to minimize noise. A versatile bonus room with a fireplace serves as a blank canvas for your imagination, easily transforming into a home office, cozy library, relaxing den, or a potential fourth bedroom. Tailor this space to your specific needs. Adding to the property's appeal is a detached garage that can go beyond its traditional purpose, opening up the possibility for an exceptional additional living area or ADU conversion. Imagine transforming this space into a cozy guest suite, an art studio, or a home gym. This unique feature adds both value and flexibility to the property PLUS the gated backyard provides security and privacy for this potential extension of living space! The quiet location is minutes to 101 / 405 / 170, parks, restaurants, entertainment, Fashion Square & The Galleria.





Features & Upgrades

Single story home

Built in 1949

Owned since 1965

1,639 sq.ft. home on a 6,774 sq.ft. lot

Raised foundation

Plaster walls

3 bedrooms

2 bathrooms

Bonus room / Den with fireplace

Hardwood floors beneath the carpets (except bonus room)

Dual pane windows

Huge living room with fireplace

Central HVAC

AC & furnace upgraded in recent years

Low maintenance landscaped yards

Gated backyard

Detached garage in private backyard

Potential ADU conversion opportunity

Covered front porch

Front door faces East

Exceptional location

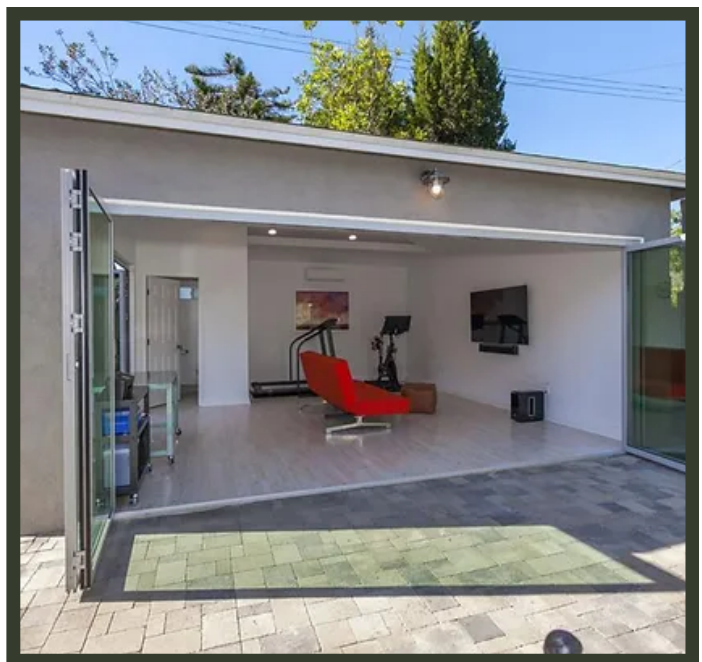




Investment Potential: ADU Conversion for Additional Value

Consider the detached garage as a unique investment opportunity, presenting the possibility for an Accessory Dwelling Unit (ADU) conversion, further enhancing the property's value and appeal.

Pictured below are two examples of living space and home gym ideas!





Allison James Estates & Homes



NICOLE COREY
REALTOR®, SFR®, DRE#01929863
(818) 282-8533
nicolecorey@gmail.com