

\$175,000 - 8801 Eton Avenue # 49, Canoga Park

MLS® #224005055

\$175,000

2 Bedroom, 2.00 Bathroom, 1,344 sqft

Manufactured In Park on 0 Acres

Mobile/Modular/Manufactured, Canoga Park,

Welcome to Riviera Mobile Estates! Discover the perfect blend of comfort and affordability in this prestigious five-star, age-qualified 55+ community. This beautifully updated home features 2 bedrooms, 2 bathrooms, a spacious living room, a generous dining area, central air and a fully equipped kitchen with a brand-new stovetop and sink. Enjoy the convenience of a separate laundry room(Only Dryer Included) and the beauty of brand-new flooring and carpet throughout the home. Natural light fills the space, creating a warm and inviting atmosphere. Outside, you'll find a large deck perfect for entertaining, a two-car covered carport, and a companion shed for extra storage. Riviera Mobile Home Park offers a pet-friendly environment and a peaceful, upscale lifestyle with exceptional amenities, including a sparkling pool, relaxing hot tub, billiards room, clubhouse with a kitchen, onsite laundry facilities, a library, and meticulously maintained grounds. Conveniently located near shopping centers, restaurants, banks, and public transportation, this home is a must-see for anyone seeking affordable, carefree living in a warm and welcoming 55+ community! (Per park management, at least one resident has to be 55+)



Built in 1971

Essential Information

MLS® # 224005055

Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,344
Acres	0.00
Year Built	1971
Type	Manufactured In Park
Status	Closed
Listing Agent	James Studnicka Jr.
Listing Office	eXp Realty of California Inc

Community Information

Address	8801 Eton Avenue # 49
Area	CP - Canoga Park
Subdivision	Mobile/Modular/Manufactured
City	Canoga Park
County	Los Angeles
Zip Code	91304

Amenities

Parking Spaces	2
Parking	Attached Carport, Covered
Garages	Attached Carport, Covered
Has Pool	Yes
Pool	Community

Interior

Interior	Carpet, Laminate
Appliances	Dishwasher, Microwave, Refrigerator, Freezer, Gas Cooking
Cooling	Central Air

Additional Information

Date Listed	December 30th, 2024
Days on Market	49
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 1st, 2026 at 8:30pm PST.
This information is for your personal, non-commercial use and may not be used for any purpose other than to identify

prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.