

# **\$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

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