

\$839,000 - 13132 Kagel Canyon Street, Pacoima

MLS® #225002610

\$839,000

5 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0 Acres

N/A, Pacoima,

Ideal home or Investment Opportunity -
Hanson Hills, CAThis versatile property
features a 3-bedroom, 2-bathroom main house
and a 2-bedroom, 1-bathroom ADU. The ADU
is fully permitted with its own address and
separate electric and water meters and is
perfect for rental income, extended family, or
multi-generational living. The main home offers
a spacious layout with an open-concept design
and a comfortable primary suite. Includes
indoor laundry for added convenience. A large
parking area provides RV access or space for
several cars, and the generous backyard
offers room to expand or build an additional
unit, creating even more income potential.
Enjoy the covered patio, perfect for outdoor
entertaining and family gatherings. Less than a
block from the neighborhood park and close to
shopping. Endless possibilities in a great
Hansen Hills location!



Built in 1952

Essential Information

MLS® #	225002610
Price	\$839,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,413
Acres	0.14
Year Built	1952

Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Norma Halvorson
Listing Office	JMG Jason Mitchell Group

Community Information

Address	13132 Kagel Canyon Street
Area	PAC - Pacoima
Subdivision	N/A
City	Pacoima
County	Los Angeles
Zip Code	91331

Amenities

Parking	Concrete, One Space, RV Access/Parking
Garages	Concrete, One Space, RV Access/Parking

Interior

Interior Features	All Bedrooms Down
Cooling	Central Air
# of Stories	1
Stories	One

Additional Information

Date Listed	May 27th, 2025
Days on Market	58
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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