

# \$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!



CSMAR MLS

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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