

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

MLS® #225002610

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## \$839,000

5 Bedroom, 3.00 Bathroom, 1,413 sqft  
Residential on 0 Acres

N/A, Pacoima,

Ideal home or Investment Opportunity - Hanson Hills, CA This 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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