

# \$970,000 - 7548 Troost Avenue, North Hollywood

MLS® #24436121

**\$970,000**

3 Bedroom, 2.00 Bathroom, 1,726 sqft

Residential on 0 Acres

N/A, North Hollywood,

Under Contract - Accepting Backup Offers.  
Calling All Investors and Rental Property  
Enthusiasts! Versatile Living in Prime North  
Hollywood Price Reduced! This North  
Hollywood gem features two detached units on  
a spacious lot, offering 4 bedrooms and 3  
bathrooms in total. The main house includes 3  
bedrooms and 2 bathrooms, while the fully  
permitted 1-bedroom, 1-bathroom ADU/guest  
house provides excellent flexibility for  
multigenerational living, rental income, or a  
private workspace. Nestled near major studios,  
the NoHo Arts District, and public transit, the  
property blends charm, convenience, and  
versatility. The backyard is a peaceful retreat  
with lemon and orange trees, plus a  
pomegranate tree in the front yard, perfect for  
gatherings or quiet relaxation. Upgrades  
throughout both units make this property  
move-in ready while offering room for  
personalization. The seller is open to flexible  
options to help buyers make this home their  
own! Photos are virtually staged to showcase  
the property's potential. Don't miss out  
schedule your showing today!



Built in 1944

## Essential Information

MLS® # 24436121

Price \$970,000

Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	1,726
Acres	0.16
Year Built	1944
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Marva Pace
Listing Office	Real Broker

## Community Information

Address	7548 Troost Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

## Amenities

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	None
Pool	None
Security	Gated Community, Security Gate

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Yard

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	October 4th, 2024
Days on Market	87
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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