

\$950,000 - 8422 Eton Avenue, Canoga Park

MLS® #25513697

\$950,000

3 Bedroom, 2.00 Bathroom, 1,921 sqft

Residential on 0 Acres

9630, Canoga Park,

Discover the exceptional development opportunity awaiting at 8422 Eton Ave and 21219 Community St. (MLS# 25513601 Asking \$1,350,000) (MUST BE SOLD TOGETHER) This expansive 1+acre property (Community =.7-acre + Eton = .4-acres) presents a unique package deal featuring two adjacent single-family residences, with the combined land offering stretching over 1 acre of flat, usable terrain. Both homes are fully livable with 3 bedrooms and 2 bathrooms each, 2 garages and a barn enveloped in a serene atmosphere created by a beautiful mature rose garden and an expansive back yard with access from a separate road in the back. For the savvy developer, investor, or builder, this property is a gold mine, offering a multitude of options to capitalize on its potential. With access from three distinct streets - Community Street, Eton Avenue, and Glassport Avenue - logistical planning for future developments becomes much more feasible. Notably, the third access point from Glassport Avenue grants direct entry into the oversized backyard, allowing for seamless integration into any expansion or development plans. The existing homes serve as an ideal canvas for creative reinvention. Whether the vision includes remodeling the homes and adding a third residence on the rear lot or constructing a multi-unit development of up to 9 units, the possibilities are abundant. The ample parking spaces with semi-circular driveways add to the appeal, ensuring that



future developments provide convenience and accessibility. Opportunities of this scale are rare in Canoga Park, and this offering should not be overlooked. With its massive yard and potential for significant development, this property is a developer's dream. Don't miss out on the chance to transform this space into a spectacular residential showcase in one of California's thriving communities.

Built in 1939

Essential Information

MLS® #	25513697
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,921
Acres	0.37
Year Built	1939
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Chantal Von Wetter
Listing Office	Topanga Properties

Community Information

Address	8422 Eton Avenue
Area	CP - Canoga Park
Subdivision	9630
City	Canoga Park
County	Los Angeles
Zip Code	91304

Amenities

Parking Spaces	2
Parking	Concrete, Door-Multi, Driveway, Garage, On Street, RV Potential

Garages	Concrete, Door-Multi, Driveway, Garage, On Street, RV Potential
View	None
Pool	None
Security	Gated Community, Smoke Detector(s)

Interior

Interior	Carpet
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	March 19th, 2025
Days on Market	21
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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