

# \$879,000 - 6529 Amigo Avenue, Reseda

MLS® #25552349

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## \$879,000

2 Bedroom, 2.00 Bathroom, 1,600 sqft  
Residential on 0 Acres

N/A, Reseda,

Fixer-Upper with Endless Potential in Prime Reseda Location! Unlock the potential of this 2-bedroom, 2-bathroom home nestled on a generous 7,475 sq ft lot in the heart of Reseda. With 1,600 sq ft of living space, this property is a golden opportunity for investors or handy homeowners ready to bring their vision to life. Step inside to find modern kitchen cabinets, newer appliances, and easy-care laminate flooring throughout. A cozy fireplace anchors the spacious living room, offering the perfect space to relax or entertain. The detached 2-car garage features epoxy flooring, laundry hookups, and ample storage great for workshop potential or future ADU conversion (buyer to verify). Outside, enjoy mature citrus trees, blooming roses, and a yard with space to grow, play, or create your dream outdoor oasis. Location is everything, and this home is just a couple of blocks from the highly-rated Sherman Oaks Center for Enriched Studies, as well as close proximity to Reseda Park, dining, and shopping. Bring your tools and imagination this diamond in the rough won't last long!

Built in 1951

## Essential Information

MLS® #	25552349
Price	\$879,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,600
Acres	0.17
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Marielle Epstein
Listing Office	1st Point Realty

### **Community Information**

Address	6529 Amigo Avenue
Area	RES - Reseda
Subdivision	N/A
City	Reseda
County	Los Angeles
Zip Code	91335

### **Amenities**

Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	City Lights
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security Gate

### **Exterior**

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Shingle
Construction	Stucco

### **Interior**

Interior	Tile, Wood
Interior Features	Crown Molding, Eat-in Kitchen

Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	43
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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