

\$649,000 - 6722 Katherine Avenue, Van Nuys

MLS® #25556219

\$649,000

2 Bedroom, 1.00 Bathroom, 1,021 sqft

Residential on 0 Acres

N/A, Van Nuys,

This delightful 2-bedroom, 1-bath home situated on an expansive lot offers endless possibilities. Owned by the same family for 33 years, this much-loved home is ready for its next chapter. The large, flat lot has ample space to possibly build an Accessory Dwelling Unit (ADU), expand the current footprint, add a pool, or create the garden of your dreams. A standout feature is the oversized detached garage, already equipped with power and water, making it perfect for a workshop, studio, or possible future conversion. Nestled on a quiet street near a manicured roundabout with minimal traffic, you'll find yourself surrounded by well-maintained homes that reflect true pride of ownership. This is a rare opportunity to own a charming home with both immediate comfort and long-term upside. Home is in an HPOZ. PLEASE DO NOT DISTURB OCCUPANTS.



Built in 1947

Essential Information

MLS® #	25556219
Price	\$649,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,021
Acres	0.16
Year Built	1947

Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Listing Agent	Nancy Nelms
Listing Office	Snyder Sutton Real Estate

Community Information

Address	6722 Katherine Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

Amenities

Parking Spaces	4
Parking	Driveway, Garage
Garages	Driveway, Garage
View	None
Pool	None

Interior

Interior	Wood
Appliances	Dishwasher
Heating	Forced Air
Fireplace	Yes
Fireplaces	Decorative
# of Stories	1
Stories	One

Additional Information

Date Listed	July 1st, 2025
Days on Market	18
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 20th, 2026 at 11:51am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify

prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.