

\$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 December 26th, 2025 at 8:26pm PST.
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