

# \$895,000 - 12703 Welby Way, North Hollywood

MLS® #25558799

**\$895,000**

4 Bedroom, 1.00 Bathroom, 1,296 sqft

Residential on 0 Acres

N/A, North Hollywood,

FIRST TIME on the market in 27 years! This 4-bedroom, 1-bathroom home with a backyard addition and one bathroom modification offers a unique opportunity to own in the desirable Valley Glen neighborhood. Tucked away on a quiet corner, this property is being sold as-is, making it a great option for investors, flippers, or buyers looking to add value with their own vision. The layout features generous living space and a large, fully fenced lot with a detached carport ideal for future ADU potential. The backyard includes a charming gazebo, perfect for relaxing or entertaining. Inside, the home features washer/dryer hookups, and the air conditioning is in need of repair. While updates are needed, the home's original charm, flexible footprint, and location offer strong upside. Conveniently located near NoHo West, Valley College, shopping, dining, and major commuter routes. NOHO West (mall) - 5 minutes away and 10 minutes to North Hollywood Metro, Universal Studios, Burbank Airport. With its combination of potential, location, and lot size, this is a rare chance to create something special in one of the Valley's most sought-after pockets. DON'T miss this opportunity - properties like this RARELY hit the market.



Built in 1947

## Essential Information

MLS® #

25558799

Price	\$895,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,296
Acres	0.18
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Sharon Baluku
Listing Office	Real Broker

## **Community Information**

Address	12703 Welby Way
Area	VG - Valley Glen
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91606

## **Amenities**

Parking Spaces	2
Parking	Carport, Uncovered
Garages	Carport, Uncovered
View	None
Pool	None

## **Interior**

Interior	Tile
Appliances	Dishwasher, Disposal, Microwave
Heating	Natural Gas
Fireplaces	None
# of Stories	1
Stories	One

## **Additional Information**

Date Listed	July 1st, 2025
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Days on Market	20
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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