

# **\$949,000 - 7128 Mammoth Avenue, Van Nuys**

MLS® #25578159

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## **\$949,000**

4 Bedroom, 3.00 Bathroom, 1,979 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Introducing a charming single-story home tucked away on a quiet cul-de-sac in the heart of Van Nuys. Featuring three bedrooms and two bathrooms, plus a detached 1BD/1BA Accessory Dwelling Unit, this property offers a thoughtful layout, recent updates, and generous outdoor living spaces including a wraparound covered patio. Inside, the living room is filled with natural light and anchored by a cozy gas fireplace, seamlessly connecting to the formal dining area. The kitchen is appointed with stainless steel appliances, abundant cabinetry, a separate backyard entrance, and a dedicated laundry area. Beyond the kitchen, two bedrooms with ample closet space share a recently renovated bathroom showcasing an expansive shower with built-in bench seating. Off of the living room, you'll find an additional full bath and a bright bedroom with a sliding glass door opening to the backyard. The lush and private backyard is perfect for entertaining, with a jacuzzi, a charming garden archway, and a detached studio/flex space with electricity, ideal for an office or gym. The permitted ADU (7130 Mammoth Ave) includes a well-equipped kitchenette with a center island, a living room, a spacious bedroom with a walk-in closet off of the hallway, and a sleek full bath equipped with a step-in shower. A bonus room just off the bedroom provides an ideal space for a home office or creative studio. Additional highlights on the property include a gated driveway, a recently updated



roof, and a dedicated, oversized storage room adjacent to the ADU. Conveniently located near local parks, shopping, dining, and commuter routes, welcome!

Built in 1948

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25578159                |
| Price          | \$949,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 1,979                   |
| Acres          | 0.18                    |
| Year Built     | 1948                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Brandon Kaufman         |
| Listing Office | Equity Union            |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 7128 Mammoth Avenue |
| Area        | VN - Van Nuys       |
| Subdivision | N/A                 |
| City        | Van Nuys            |
| County      | Los Angeles         |
| Zip Code    | 91405               |

**Amenities**

|         |                 |
|---------|-----------------|
| Parking | Driveway, Gated |
| Garages | Driveway, Gated |
| View    | None            |
| Pool    | None            |

**Interior**

|            |   |
|------------|---|
| Appliances | Dishwasher, Refrigerator, Dryer, Washer |
| Heating    | Central                                 |

|            |                                  |
|------------|----------------------------------|
| Cooling    | Central Air, Wall/Window Unit(s) |
| Fireplace  | Yes                              |
| Fireplaces | Living Room                      |
| Stories    | One                              |

### **Additional Information**

|                 |                   |
|-----------------|-------------------|
| Date Listed     | August 14th, 2025 |
| Days on Market  | 64                |
| Zoning          | LAR1              |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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