

# **\$1,299,000 - 17443 Valerio Street, Van Nuys**

MLS® #25615379

**\$1,299,000**

5 Bedroom, 4.00 Bathroom, 2,533 sqft

Residential on 0 Acres

N/A, Van Nuys,

Welcome to 17443 Valerio Street, offering two fully detached homes on one lot. This thoughtfully designed property is ideal for investors, multi-generational living, or owner-users looking to offset their mortgage with rental income. The front home is a spacious 3-bedroom, 2-bathroom single-story residence with 1,497 square feet of living space. It features an open-concept layout, abundant natural light, and a beautifully crafted custom kitchen with one-of-a-kind finishes that set it apart from typical new builds. The attention to detail and modern design throughout give the home both warmth and sophistication. The rear unit is a fully detached, two-story 2-bedroom, 2-bathroom ADU totaling 1,036 square feet. With its own private entrance, this unit offers excellent separation of space, making it ideal for extended family, guests, or rental income. Like the main home, it also features stylish, high-quality finishes and a modern layout. Additional features across both homes include central HVAC, recessed lighting, energy-efficient windows, and dedicated outdoor areas. Located on a quiet residential street in Lake Balboa, this property is close to parks, schools, shopping, and major freeways. 17443 Valerio Street presents a rare opportunity to own two brand-new homes with distinctive design and strong income potential in one of the Valley's most desirable neighborhoods.



Built in 1949

## Essential Information

MLS® #	25615379
Price	\$1,299,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,533
Acres	0.13
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Harut Arthur Seropian
Listing Office	Douglas Elliman

## Community Information

Address	17443 Valerio Street
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

## Amenities

Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
Pool	None

## Interior

Appliances	Dryer, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
Stories	Multi/Split

## Additional Information

Date Listed	November 7th, 2025
Days on Market	70
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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