

\$1,100,000 - 7231 Vanalden Avenue, Reseda

MLS® #25619587

\$1,100,000

4 Bedroom, 2.00 Bathroom, 1,676 sqft
Residential on 0 Acres

N/A, Reseda,

DO NOT GO ON PROPERTY. *Development Opportunity *Large Flat Double Lot 14,894 in PRIME Reseda. 1924 Craftsman California Bungalow 1,676 sq ft Home 4 Bed 2 Bath Large 2 Car Garage (ADU Potential) Half Circle Driveway - Park up to 8 Vehicles Front yard fenced "ready to gate" for privacy & security. Close to *DT Reseda New Projects and *LA Kings Practice Rink Mixed Use Residential & Commercial Site. \$26 M project. *Minutes from Lake Balboa Host to *2028 LA Olympics Redevelopment *Project. LA Rams Practice Stadium. Warner Center Billion Dollar Redevelopment Projects. The Kroenke Organization recently announced plans for a 52-acre development in *Warner Center in Woodland Hills which will be known as *Ram's Village at Warner Center. Cross Streets Tampa & Sherman Way 101 FWY 2 miles - Van Nuys Airport 4.2 Miles 405 FWY 5 Miles. NEW: Trader Joe's 9224 Reseda Blvd Northridge. *DO NOT GO ON PROPERTY. *DO NOT DISTURB OCCUPANTS. 24 HOUR NOTICE TO SHOW. Buyer to verify and satisfy all dimensions, legal zoning, building, and development requirements. ***APPOINTMENT ONLY!!!! LENDER APPROVED BUYERS ONLY. Per Seller: BUYER or Buyer Agent Must text or email Lender approval before appointment. POF if Buyer is CASH. Whether you choose to renovate, rebuild, or hold for future appreciation, this property offers endless possibilities in a neighborhood where modern



multifamily living is in high demand. Two oak trees on the property.

Built in 1924

Essential Information

MLS® #	25619587
Price	\$1,100,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,676
Acres	0.34
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Michele Hess
Listing Office	Nourmand & Associates-HW

Community Information

Address	7231 Vanalden Avenue
Area	RES - Reseda
Subdivision	N/A
City	Reseda
County	Los Angeles
Zip Code	91335

Amenities

Parking	Covered, Side By Side, Circular Driveway, Driveway, Private, RV Potential
# of Garages	2
Garages	Covered, Side By Side, Circular Driveway, Driveway, Private, RV Potential
View	None
Has Pool	Yes
Pool	In Ground

Exterior

Exterior	Stucco, Wood Siding
Lot Description	Yard

Roof	Common Roof
Construction	Stucco, Wood Siding
Foundation	Raised

Interior

Interior Features	Separate/Formal Dining Room
Appliances	Gas Oven
Heating	Natural Gas
Fireplaces	None
Stories	One

Additional Information

Date Listed	November 21st, 2025
Days on Market	95
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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