

\$799,000 - 7836 Hanna Avenue, Canoga Park

MLS® #AR25147403

\$799,000

3 Bedroom, 2.00 Bathroom, 1,287 sqft
Residential on 0 Acres

N/A, Canoga Park,

A One-of-a-Kind Private Sanctuary in Canoga Park

Boasting approximately 1,900 square feet of total living space, this unique 3-bedroom, 2-bathroom home includes both a permitted sunroom and a converted garage, offering flexible options for living, working, or hosting. Tucked away behind soaring ficus hedges, custom wrought-iron fencing, and a secure electric gate, this extraordinary residence is a rare find—offering unmatched privacy, comfort, and potential on one of the most spacious lots in the area.

From the moment you arrive, it's™ clear this is not just another home—it's™ a lifestyle retreat, thoughtfully designed for those who value security, space, and serenity. Set on an expansive 8,135 square foot lot, this fully gated property welcomes you with ample off-street parking for four or more vehicles—including space for an RV—all tucked safely behind the electric gate.

A timeless clay tile roof crowns the home, while fresh interior and exterior paint create a crisp, move-in-ready canvas. Inside, the inviting layout features gleaming hardwood floors, a striking marble fireplace in the living room, and a bright, open kitchen appointed with granite countertops and tile flooring.

The permitted sunroom, adorned with



travertine tile, provides peaceful extra living space with tranquil views of the lush backyardâ€”perfect for morning coffee or evening unwinding. A garage conversion offers valuable bonus space for a home office, studio, or guest suite.

The rear yard feels like your own private park, with a manicured lawn, two covered patios for al fresco entertaining, and a rare collection of mature fruit treesâ€”avocado, orange, lemon, peach, and appleâ€”creating a personal orchard right at home.

Modern upgrades add comfort and peace of mind, including a new automatic sprinkler system, a recently installed central AC unit, and an upgraded 200 AMP electrical panel. Located within walking distance to local schools, yet tucked away in its own secluded world, this home offers the best of both convenience and privacy.

With its combination of space, security, and long-term potentialâ€”including ample room to build a standalone ADUâ€”this gated Canoga Park gem is truly one of a kind. Donâ€™t miss the chance to own something rare, special, and entirely yours.

Built in 1958

Essential Information

MLS® #	AR25147403
Price	\$799,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,287
Acres	0.19
Year Built	1958
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jonathan Rodriguez
Listing Office	CA Flat Fee Listings, Inc

Community Information

Address	7836 Hanna Avenue
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

Amenities

View	Neighborhood
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	June 23rd, 2025
Days on Market	33
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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