

# \$615,000 - 13561 Valerio Street # A, Van Nuys

MLS® #BB25198091

## \$615,000

3 Bedroom, 3.00 Bathroom, 1,325 sqft  
Residential on 3 Acres

N/A, Van Nuys,

Welcome to 13561 Valerio St Unit A – a spacious and inviting 3-bedroom, 2.5-bathroom residence offering 1,325 sq. ft. of comfortable living in the heart of Los Angeles. Step inside to discover a bright, open floor plan featuring a welcoming living area that flows seamlessly into the dining space—perfect for both everyday living and entertaining. The kitchen is thoughtfully designed with ample cabinetry and counter space, making meal preparation both easy and enjoyable. Upstairs, the generous primary suite serves as a private retreat with its own en-suite bathroom, while two additional bedrooms share a full bath, offering flexibility for family, guests, or a home office. A convenient half bath is located on the main floor for visitors. With its smart layout, abundant natural light, and central location, this home presents an excellent opportunity for anyone seeking comfort, space, and convenience in Los Angeles.



Built in 1976

## Essential Information

MLS® #	BB25198091
Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,325

Acres	3.26
Year Built	1976
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Sierra Intoccio
Listing Office	Real Brokerage Technologies

## Community Information

Address	13561 Valerio Street # A
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

## Amenities

Amenities	Call for Rules, Controlled Access, Maintenance Front Yard, Maintenance Grounds, Management, Pool, Spa/Hot Tub
Utilities	Electricity Connected, Water Connected, Cable Available, Natural Gas Connected, Phone Available, Sewer Connected
Parking Spaces	2
Parking	Garage, Door-Multi
# of Garages	2
Garages	Garage, Door-Multi
View	Neighborhood
Has Pool	Yes
Pool	Association, Community, In Ground
Security	Smoke Detector(s), Carbon Monoxide Detector(s), Key Card Entry

## Exterior

Lot Description	Landscaped
Windows	Shutters
Roof	Shingle

## Interior

Interior	Carpet, Vinyl
Interior Features	Balcony, Bedroom on Main Level, Ceiling Fan(s), Recessed Lighting,

	Separate/Formal Dining Room, Stone Counters
Appliances	Dryer, Washer, Gas Oven, Gas Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	September 30th, 2025
Days on Market	94
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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