

# **\$759,900 - 7420 Troost Avenue, North Hollywood**

MLS® #CV25025705

**\$759,900**

3 Bedroom, 2.00 Bathroom, 1,245 sqft

Residential on 0 Acres

N/A, North Hollywood,

Welcome to 7420 Troost Ave, a charming single-family home nestled in the heart of North Hollywood. Built in 1957, this well-maintained residence offers 1,245 square feet of comfortable living space on a generous 6,627 square foot lot. Featuring 3 spacious bedrooms and 2 bathrooms, this home is perfect for families or anyone looking for a cozy retreat.

Step outside to a lush backyard oasis, where you'll find a variety of mature fruit trees, including lemon, tangerine, orange, grape, and Fuji apple—ideal for those who love fresh, homegrown produce. The outdoor space is perfect for relaxing, gardening, or entertaining guests.

Additional features include a 2-car detached garage, central heating, and in a prime location. With its classic mid-century charm and beautiful outdoor space, this home presents a fantastic opportunity to create your dream living environment in one of the most sought-after areas of North Hollywood. Don't miss out on this unique gem!

Built in 1957



## **Essential Information**

MLS® # CV25025705

Price \$759,900

|                |                           |
|----------------|---------------------------|
| Bedrooms       | 3                         |
| Bathrooms      | 2.00                      |
| Full Baths     | 2                         |
| Square Footage | 1,245                     |
| Acres          | 0.15                      |
| Year Built     | 1957                      |
| Type           | Residential               |
| Sub-Type       | Single Family Residence   |
| Style          | Mid-Century Modern        |
| Status         | Closed                    |
| Listing Agent  | Rebecca Strauss           |
| Listing Office | The One Luxury Properties |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 7420 Troost Avenue    |
| Area        | NHO - North Hollywood |
| Subdivision | N/A                   |
| City        | North Hollywood       |
| County      | Los Angeles           |
| Zip Code    | 91605                 |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Garage                             |
| # of Garages   | 2                                  |
| Garages        | Garage                             |
| View           | None                               |
| Pool           | None                               |
| Security       | Security System, Smoke Detector(s) |

## Exterior

|                 |                      |
|-----------------|----------------------|
| Lot Description | ZeroToOneUnitAcre    |
| Roof            | Shingle, Composition |
| Foundation      | Raised               |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | All Bedrooms Down, Separate/Formal Dining Room |
| Appliances        | Gas Cooktop, Refrigerator, Water Heater        |
| Heating           | Central  |

|              |                         |
|--------------|-------------------------|
| Cooling      | Wall/Window Unit(s)     |
| Fireplace    | Yes                     |
| Fireplaces   | Living Room, Decorative |
| # of Stories | 1                       |
| Stories      | One                     |

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | February 4th, 2025 |
| Days on Market  | 10                 |
| Zoning          | LAR1               |
| Short Sale      | N                  |
| RE / Bank Owned | N                  |

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 9:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.