

\$849,000 - 6701 Matilija Avenue, Van Nuys

MLS® #GD25086305

\$849,000

3 Bedroom, 1.00 Bathroom, 1,183 sqft
Residential on 0 Acres

N/A, Van Nuys,

Welcome to this 3-bedroom, 2-bathroom home nestled in the heart of the sought-after Valley Glen neighborhood. This is a rare opportunity for homeowners looking to personalize a property and create their dream home. The house is in need of updates, but with a little vision and work, it can be transformed into something truly special. For investors, developers, or savvy buyers looking to create value - there's plenty of room to expand, add a pool, create outdoor living/entertaining, build an ADU or even potentially 4 units with sb9 (buyer to verify). The true potential lies in the expansive lot and unbeatable location. Located on a quiet, tree-lined street just minutes from parks, schools, shopping, and dining, this home combines neighborhood charm with incredible potential. Whether you're dreaming of a forever home or a project, this is your chance to create something uniquely yours in one of the Valley's most desirable areas.



Built in 1950

Essential Information

MLS® #	GD25086305
Price	\$849,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,183

Acres	0.17
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Armine Badikyan
Listing Office	Terra Trade, Inc

Community Information

Address	6701 Matilija Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

Amenities

Parking Spaces	1
# of Garages	1
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

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

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	April 21st, 2025
Days on Market	49
Zoning	LAR1

Short Sale N

RE / Bank Owned N

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