

\$450,000 - 6801 Mammoth Avenue # 6, Van Nuys

MLS® #GD25134247

\$450,000

2 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 1 Acres

N/A, Van Nuys,

This charming townhouse in Van Nuys is located in a desirable neighborhood. It features 2 bedrooms and 2.5 bathrooms, along with a dining room and a living room that includes a fireplace with a granite mantel. The entire home has laminate flooring and has been freshly painted. The kitchen boasts granite countertops, granite flooring, a large built-in pantry cabinet, and a dishwasher. Two recently repaired balconies face the street. Upstairs, both bedrooms feature vaulted ceilings. The primary suite is impressive, offering a master bathroom, a walk-in closet, an additional built-in closet, and a private balcony. The second bedroom also includes its full bathroom. The entire building's roof was replaced less than two years ago. Additional highlights of this townhouse include in-unit laundry, street-facing balconies, two dedicated parking spaces, and access to a well-maintained community pool. Don't miss this opportunity to own this lovely townhouse!



Built in 1982

Essential Information

MLS® #	GD25134247
Price	\$450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3

Square Footage	1,218
Acres	0.53
Year Built	1982
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Rafik Kasumyan
Listing Office	Key Realty, Inc.

Community Information

Address	6801 Mammoth Avenue # 6
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91405

Amenities

Amenities	Pool
Parking Spaces	2
Parking	One Space
# of Garages	2
Garages	One Space
View	None
Has Pool	Yes
Pool	Community, Association
Security	Security Gate

Interior

Interior	Laminate
Interior Features	Granite Counters, Walk-In Closet(s), All Bedrooms Up, Balcony
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

School Information

District Los Angeles Unified

Additional Information

Date Listed June 15th, 2025

Days on Market 49

Zoning LAR3

Short Sale N

RE / Bank Owned N

Based on information from California Regional Multiple Listing Service, Inc. as of February 12th, 2026 at 1:25pm 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.