

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

MLS® #GD25134247

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## \$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

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