

\$1,049,000 - 5657 Fulton Avenue, Van Nuys

MLS® #GD25154034

\$1,049,000

3 Bedroom, 3.00 Bathroom, 1,973 sqft
Residential on 0 Acres

N/A, Van Nuys,

Charming Valley Glen Property with Permitted
ADU & Bonus Space

Located in the heart of Valley Glen, this versatile property offers an incredible opportunity for both homeowners and investors. The main residence spans approximately 1,638 sq ft and features 3 spacious bedrooms, 2 full bathrooms, a generous primary suite, and a large separate laundry room.

In addition, the property includes a permitted detached ADU (address: 5659 Fulton Ave) offering 335 sq ft of living space with a full bathroom and kitchenette—perfect for rental income, extended family, or a private office. The ADU enjoys its own alley access for added privacy and convenience.

A permitted storage structure of approximately 200 sq ft—complete with electrical and plumbing—offers exciting potential for conversion into a Junior ADU or other functional space (buyer and buyer's agent to verify possibilities).

Key upgrades include a 2023 roof with a 10-year warranty and paid-off solar panels for the main house, offering long-term energy savings.

Additional features:



Large carport area in rear
Separate access for ADU via alley
Just steps from Los Angeles Valley College
Ideal for owner-occupants or investors seeking strong rental potential
Contact Haik Karapetian with any questions or to set up a private showing.

Built in 1949

Essential Information

MLS® #	GD25154034
Price	\$1,049,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,973
Acres	0.17
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Haik Karapetian
Listing Office	Keller Williams R. E. Services

Community Information

Address	5657 Fulton Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91401

Amenities

Parking Spaces	2
View	None
Pool	None

Exterior

Lot Description ZeroToOneUnitAcre

Interior

Interior Features All Bedrooms Down
Appliances Electric Range, Gas Range
Heating Heat Pump, Ductless
Cooling Central Air, Ductless
Fireplaces None
of Stories 1
Stories One

School Information

District Los Angeles Unified

Additional Information

Date Listed July 9th, 2025
Days on Market 13
Zoning LAR1
Short Sale N
RE / Bank Owned N

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