

# \$750,108 - 11777 Neenach Street, Sun Valley

MLS® #GD25162547

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## \$750,108

2 Bedroom, 2.00 Bathroom, 1,093 sqft  
Residential on 0 Acres

N/A, Sun Valley,

Charming 2-Bedroom with spacious Lot with room for RV parking and ADU Potential!

Don't miss this centrally located 2-bedroom, 1 1/2-bath home, perfect for first-time buyers, downsizers, or investors. This property offers comfort, convenience, and potential.

Enjoy a functional layout with a cozy living area, a practical kitchen, and two comfortable bedrooms. The detached garage offers excellent ADU potential or generous storage space.

Additional highlights include:

- ? Central air & heat
- ? Sewer line replaced approx. 9 years ago
- ? Ample yard space with endless possibilities
- ? Easy access to the 5 & 170 freeways
- ? Minutes from Burbank Airport, shopping, parks, and schools

A rare opportunity with versatility and location on its side—this home is ready for your personal touch!

Built in 1957

## Essential Information

MLS® #	GD25162547
Price	\$750,108
Bedrooms	2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,093
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Edik Minassian
Listing Office	Classic Realty Exchange

### **Community Information**

Address	11777 Neenach Street
Area	SUNV - Sun Valley
Subdivision	N/A
City	Sun Valley
County	Los Angeles
Zip Code	91352

### **Amenities**

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### **Exterior**

Lot Description	ZeroToOneUnitAcre
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### **Interior**

Interior	Laminate
Interior Features	Bedroom on Main Level
Appliances	Gas Oven
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District Los Angeles Unified

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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