

\$799,000 - 7452 Vanalden Avenue, Reseda

MLS® #GD25170393

\$799,000

4 Bedroom, 2.00 Bathroom, 1,943 sqft

Residential on 0 Acres

N/A, Reseda,

Unlock the potential of this timeless residence, offered for sale for the very first time since its construction in 1959. This four bedroom, two bathroom home offers a rare opportunity in a prime San Fernando Valley location. Owned by the same family for over 60 years, the property features a desirable single-story layout, original hardwood floors, and natural light throughout. The spacious floor plan includes a large enclosed patio off the dining area—perfect for indoor-outdoor living or a future bonus room. The expansive backyard offers mature fruit trees, space for entertaining, gardening, or ADU/room addition potential. A bonus pantry/storage room off the patio adds everyday functionality. Additional highlights include an attached 2-car garage, classic mid-century curb appeal, and a generous lot with endless possibilities. Located close to major shopping centers, dining, and commuter-friendly freeways, this home combines immediate comfort with outstanding renovation or investment upside. Don't miss this chance to own a timeless home in one of the Valley's most central neighborhoods.



Built in 1959

Essential Information

MLS® # GD25170393

Price \$799,000

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,943
Acres	0.16
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Razmick Ohanian
Listing Office	Christie's RE SoCal

Community Information

Address	7452 Vanalden Avenue
Area	RES - Reseda
Subdivision	N/A
City	Reseda
County	Los Angeles
Zip Code	91335

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Cable Connected
Parking Spaces	4
Parking	Driveway, Garage, Door-Single
# of Garages	2
Garages	Driveway, Garage, Door-Single
View	None
Pool	None
Security	Smoke Detector(s)

Exterior

Exterior	Concrete, Drywall, Glass
Exterior Features	Lighting
Lot Description	Sprinkler System, Rectangular Lot, ZeroToOneUnitAcre
Windows	Blinds, Screens
Roof	Shingle
Construction	Concrete, Drywall, Glass

Foundation Raised, Slab

Interior

Interior	Laminate
Interior Features	Ceiling Fan(s), Granite Counters, Eat-in Kitchen, Tile Counters, Unfurnished
Appliances	Dishwasher, Gas Cooktop, Gas Water Heater, Microwave
Heating	Central
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Living Room, Family Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 1st, 2025
Days on Market	11
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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