

\$4,000 - 9552 Via Venezia, Burbank

MLS® #GD25235667

\$4,000

2 Bedroom, 3.00 Bathroom, 1,244 sqft
Residential Lease on 8 Acres

N/A, Burbank,

Welcome to 9552 Via Venezia – a beautifully updated 2-bedroom, 2.5-bathroom townhouse in the highly sought-after Cabrini Villas community above Burbank. This immaculate home features an open-concept living and dining area with wood flooring, plantation shutters, and a guest powder room. The remodeled kitchen offers custom cabinetry, quartz countertops, stainless steel appliances, a double pantry, and ample counter space. A sliding door opens to a spacious private patio showcasing stunning mountain and city views, perfect for outdoor entertaining. Upstairs are two primary suites, each with ample closet space and updated bathrooms. The lower level includes a bonus room with direct access to a private two-car garage. Additional features include in-unit laundry, central air and heat, and a NEST thermostat. Cabrini Villas residents enjoy 7 pools, 4 spas, 6 tennis courts, 24-hour security patrol, and more. Conveniently located near Burbank Town Center, shopping, dining, and major freeways.



Built in 1977

Essential Information

MLS® #	GD25235667
Price	\$4,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,244
Acres	7.53
Year Built	1977
Type	Residential Lease
Sub-Type	Townhouse
Status	Closed
Listing Agent	Mona Saakyan
Listing Office	Keller Williams R. E. Services

Community Information

Address	9552 Via Venezia
Area	610 - Burbank
Subdivision	N/A
City	Burbank
County	Los Angeles
Zip Code	91504

Amenities

Amenities	Sport Court, Pool, Tennis Court(s)
Utilities	Association Dues, Trash Collection, Water, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Door-Single, Garage, One Space, Garage Faces Rear
# of Garages	2
Garages	Door-Single, Garage, One Space, Garage Faces Rear
View	Mountain(s)
Has Pool	Yes
Pool	Association
Security	24 Hour Security

Interior

Interior	Tile, Wood
Interior Features	Balcony, Separate/Formal Dining Room, Recessed Lighting, All Bedrooms Up, Furnished
Appliances	Dishwasher, Freezer, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer, Gas Oven
Heating	Central
Cooling	Central Air

Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	October 1st, 2025
Days on Market	1
Zoning	LARD3
Short Sale	N
RE / Bank Owned	N

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