

# \$899,900 - 7044 Nestle Avenue, Reseda

MLS® #IV25280046

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## \$899,900

4 Bedroom, 3.00 Bathroom, 1,880 sqft  
Residential on 0 Acres

N/A, Reseda,

Welcome to this beautiful pool home that has been modified to include two separate living spaces for either multigenerational living or rental income. The original layout of 4 bedrooms and 3 bathrooms with an attached garage was adjusted to create the total of three separate living spaces. The main one now being made up of 3 bedrooms with 2 bathrooms. The second one is attached to the back of the first one and it includes a 2 bedrooms, 1 bathroom apartment with a very spacious new kitchen and a mini split. The third space replaced the garage into a studio with a kitchenette with an electric range, 1 bathroom, and a mini split. The house has had many modern upgrades done to it, including the flooring and lighting of all 3 different units, new plumbing and gas lines in the house, and the installation of solar panels. The two added units were being rented before, but are currently vacant.

Don't hesitate to come see all the opportunities that this house presents to your family!

Built in 1948

## Essential Information

MLS® #	IV25280046
Price	\$899,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,880
Acres	0.17
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Iran Marquez-nava
Listing Office	EXP REALTY OF CALIFORNIA INC

### **Community Information**

Address	7044 Nestle Avenue
Area	RES - Reseda
Subdivision	N/A
City	Reseda
County	Los Angeles
Zip Code	91335

### **Amenities**

Parking	Driveway
Garages	Driveway
View	None
Has Pool	Yes
Pool	In Ground, Private
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

### **Exterior**

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Rectangular Lot
Roof	Shingle
Construction	Stucco

### **Interior**

Interior	Laminate
Interior Features	Recessed Lighting
Appliances	Dishwasher, Gas Range, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None

# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	December 21st, 2025
Days on Market	70
Short Sale	N
RE / Bank Owned	N

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