

# \$899,950 - 13107 Kagel Canyon Street, Pacoima

MLS® #SR24239260

## \$899,950

7 Bedroom, 4.00 Bathroom, 1,836 sqft  
Residential on 0 Acres

N/A, Pacoima,

Discover an exceptional investment opportunity with this versatile multi-unit property, perfect for savvy buyers seeking additional income streams. This unique compound features three distinct living spaces: a spacious main residence with 3-bed and 2-bath, an attached 2-bed, 1-bath unit, and a detached legal ADU boasting 2-bed and 1-bath. Ideal for multi-generational living or rental purposes, this property offers the perfect balance of privacy and proximity. The eco-friendly solar system adds long-term value and energy savings, making this an attractive investment for the future. Whether you're looking to offset your mortgage with rental income or create a flexible living arrangement, this turnkey property presents endless possibilities for families and investors alike.



Built in 1950

## Essential Information

MLS® #	SR24239260
Price	\$899,950
Bedrooms	7
Bathrooms	4.00
Square Footage	1,836
Acres	0.17
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Gerardo Ascencio
Listing Office	Mission Real Estate

### **Community Information**

Address	13107 Kagel Canyon Street
Area	PAC - Pacoima
Subdivision	N/A
City	Pacoima
County	Los Angeles
Zip Code	91331

### **Amenities**

View	None
Pool	None

### **Exterior**

Lot Description	Front Yard, Back Yard, Paved, Yard
-----------------	------------------------------------

### **Interior**

Interior Features	Bedroom on Main Level
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
----------	---------------------

### **Additional Information**

Date Listed	November 22nd, 2024
Days on Market	28
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 8th, 2026 at 3:21pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should

investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.