

# **\$560,000 - 6635 Wilbur Avenue # 36, Reseda**

MLS® #SR24248968

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## **\$560,000**

3 Bedroom, 2.00 Bathroom, 1,109 sqft  
Residential on 0 Acres

N/A, Reseda,

Discover your perfect home in a peaceful corner of Reseda, just a stone's throw from Tarzana. This impeccably clean townhouse offers the perfect blend of comfort and convenience, featuring 3 spacious bedrooms and 2 spacious bathrooms. Freshly painted and move-in ready, the home is bathed in natural light, with beautiful wood and tile flooring creating an inviting atmosphere.

Designed with modern living in mind, this townhouse includes a large in-unit laundry area, ample closet space, recess lights and some brand-new appliances, including a refrigerator, washer, and dryer. The private backyard is generously sized, ideal for outdoor entertaining, and includes a storage shed for added convenience.

The community offers serene, quiet walkways, a sparkling pool, and, directly across from the property, a lush park with extensive play areasâ€”perfect for families. With an exceptionally low HOA fee of just \$265/month (will increase in 1/25), this home provides incredible value.

Located within walking distance to the award-winning Soces School, Starbucks, trendy restaurants, shopping, and the vibrant Ventura Blvd, this is a well priced unit in the area. Whether you're a first-time buyer or looking for an investment, this charming townhouse is the perfect place to call home.



Built in 1972

**Essential Information**

MLS® #	SR24248968
Price	\$560,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Aristide Buhoiu
Listing Office	Royal Estate Properties

**Community Information**

Address	6635 Wilbur Avenue # 36
Area	RES - Reseda
Subdivision	N/A
City	Reseda
County	Los Angeles
Zip Code	91335

**Amenities**

Amenities	Pool
Parking Spaces	2
# of Garages	2
View	Trees/Woods
Has Pool	Yes
Pool	Association, Community

**Interior**

Interior Features	All Bedrooms Up
Appliances	Dryer, Washer
Cooling	Central Air
Fireplaces	None

# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	December 12th, 2024
Days on Market	61
Short Sale	N
RE / Bank Owned	N

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