

# \$189,000 - 8811 Canoga Avenue # 214, Canoga Park

MLS® #SR24252995

**\$189,000**

2 Bedroom, 2.00 Bathroom, 1,560 sqft

Manufactured In Park on 0 Acres

N/A, Canoga Park,

Pride of ownership really shines throughout this well-maintained and updated home. When you first walk in you are greeted by an inviting living room with several large dual pane windows. There is a second room that can be used as a den, office or? This home has two generous sized bedrooms and two bathrooms. Many upgrades have been done within the last few years: In the kitchen the flooring, faucet, refrigerator, dishwasher and range. Dual pane windows and slider throughout most of the home. Interior and exterior light fixtures, the flooring on the large covered patio was done in 2020 with a protective coating, carpet on the outside steps. The washer and dryer were just recently purchased. In 2020 a 10 year protective silicone roof coating was put on that reflects the heat in the summer and protects the home from leaks. The walk-in shower in the bathroom is ADA compliant and has a fold-down seat. This home has central heat and air. The sellers are including all the appliances! There is a nice shed outside at the end of the carport. This home is well situated in the park with no one behind you and there is ample guest parking directly across from the home. Canoga Estates is a 55+/45+ mobile home park with a recently updated recreation room and has a gym, pool, spa and billiard room. The space rent fee is approximately \$1,100 per month.



Built in 1972

## Essential Information

MLS® #	SR24252995
Price	\$189,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,560
Acres	0.00
Year Built	1972
Type	Manufactured In Park
Status	Closed
Listing Agent	Elizabeth Shuben
Listing Office	Richard Shuben

## Community Information

Address	8811 Canoga Avenue # 214
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

## Amenities

Parking Spaces	2
Parking	Carport
Garages	Carport
View	None
Has Pool	Yes
Pool	Association, Heated, In Ground

## Exterior

Lot Description	Rectangular Lot
Windows	Double Pane Windows

## Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), Pantry, Partially Furnished
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Dryer, Washer, Free-Standing Range, Gas Water Heater
Heating	Central

Cooling	Central Air
# of Stories	1

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	December 19th, 2024
Days on Market	37
Short Sale	N
RE / Bank Owned	N

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