

# **\$925,000 - 7758 Coldwater Canyon Avenue, North Hollywood**

MLS® #SR25003965

**\$925,000**

4 Bedroom, 2.00 Bathroom, 2,042 sqft

Residential on 0 Acres

N/A, North Hollywood,

First time on the market in 50 years! Large 4-bedroom 2 bathroom single story home with huge Bonus Room in North Hollywood! This light and bright residence offers a perfect blend of comfort and functionality. Step into a bright and airy living room with ample space for large family gatherings and entertaining guests. The living room features a cozy fireplace creating a warm and inviting atmosphere. The flexible floor plan seamlessly connects the living space to the dining area and kitchen which have built in features for extra storage. The home features 4 generously sized bedrooms, each offering comfort and privacy. The primary bedroom includes an en-suite bathroom and large walk-in closet. The garage has been converted into a functional family room, complete with permits. This converted garage offers a versatile bonus room, perfect for an office, gym, playroom, home theater, guest suite or possible ADU conversion. The possibilities are endless! Step outside to your private manicured backyard oasis with fruit trees. The backyard also features a patio area, perfect for outdoor dining, or simply lounging and relaxing. This spacious flat corner lot includes a large driveway with carport. This North Hollywood neighborhood is conveniently close to parks, schools, shopping centers, and dining options. Enjoy easy access to major freeways and public transportation, making your commute a breeze.



Built in 1959

## Essential Information

MLS® #	SR25003965
Price	\$925,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,042
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Natalie Alchadeff
Listing Office	Equity Union

## Community Information

Address	7758 Coldwater Canyon Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

## Amenities

Parking Spaces	2
Parking	Covered, Attached Carport, Gated
Garages	Covered, Attached Carport, Gated
View	None
Pool	None

## Exterior

Lot Description	Corner Lot, Landscaped, Lawn, Yard
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## Interior

Interior	Carpet
Interior Features	Breakfast Area, Ceiling Fan(s), Bedroom on Main Level, All Bedrooms Down, Balcony, Built-in Features, Main Level Primary, Storage, Walk-In Closet(s)

Appliances	Dishwasher, Gas Range, Double Oven, Dryer, Gas Cooktop, Gas Oven, Microwave, Range Hood, Refrigerator, SixBurnerStove, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 14th, 2025
Days on Market	26
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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