

\$1,089,000 - 6655 Bertrand Avenue, Reseda

MLS® #SR25004977

\$1,089,000

4 Bedroom, 4.00 Bathroom, 2,087 sqft

Residential on 0 Acres

N/A, Reseda,

A MUST SEE IF YOU NEED A FAMILY COMPOUND or WORK FROM HOME! Home with permitted Junior ADU studio, AND separate guest house. This renovated 4 bed, 4 bath, corner lot home in Reseda's most desirable pocket offers endless living options for the next owner. It checks just about every box on your list. 2-car garage! Corner lot! 4 bedrooms+! 4+ baths! Detached covered patio that could be a guest house! Huge Kitchen with island! RV parking! And more. Built-out to have the potential for 2 ADUs this property could become an income earner, or simply a place for you to call home with enough space for everyone to have their privacy. The 4th bedroom feels separated (yet attached) from the main home and has a little kitchenette and open floorplan. While the main home's 3 bed/3bath layout is also open and sunny. It features plank flooring, huge primary bedroom with ensuite double-vanity bathroom, recessed lighting, and kitchen you will never outgrow. With cabinets galore, the kitchen features a center island prep space with storage, stone countertops, large over-sink window, brand-new stainless steel appliances, and is open to the dining area. New paint and some new flooring throughout! The lushly landscaped front yard with wide lawn space has room more parked cars, loads of shade under the avocado tree, and a private walkway to the rear of the home where you will find a detached covered patio room that could be a family guest house or easily permitted as a



detached ADU. Additional gated parking (big enough for an RV!) is included in the back of the property. With entrances available on both Bertrand and Archwood, this home has so much to offer! Convenient to the 405 and 101 freeways, Lake Balboa Park, and all the many shops and eateries on Ventura Boulevard in Encino. Come grab this property and make it yours!

Built in 1950

Essential Information

MLS® #	SR25004977
Price	\$1,089,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,087
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Meghan Nyback
Listing Office	Equity Union

Community Information

Address	6655 Bertrand Avenue
Area	RES - Reseda
Subdivision	N/A
City	Reseda
County	Los Angeles
Zip Code	91335

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood

Pool	None
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Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary, In-Law Floorplan, Jack and Jill Bath, Primary Suite, Recessed Lighting
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Appliances	Dryer, Washer
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Heating	Central
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Cooling	Central Air
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Fireplaces	None
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# of Stories	1
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Stories	One
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School Information

District	Los Angeles Unified
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Additional Information

Date Listed	January 7th, 2025
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Days on Market	95
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Zoning	LAR1
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Short Sale	N
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RE / Bank Owned	N
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