

# \$164,888 - 8901 Eton Ave # 107, Canoga Park

MLS® #SR25013532

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## \$164,888

2 Bedroom, 2.00 Bathroom, 1,440 sqft  
Manufactured In Park on 0 Acres

N/A, Canoga Park,

Welcome Home to Comfort and Community

Discover your perfect retreat in this spacious 1,440 sq. ft. double-wide mobile home, nestled in a 55+ active community. This move-in-ready home offers a blend of comfort, convenience, and peace of mind—everything you need to enjoy a relaxed, fulfilling lifestyle.

Enjoy a wealth of amenities, including a sparkling pool, a well-appointed recreation center, and beautifully maintained landscaped grounds. Plus, with plans for a gated entrance, you can look forward to added security and exclusivity.

Step inside to an open, airy layout featuring a bright and welcoming kitchen, a spacious living room ideal for entertaining or unwinding, and a charming dining area with built-in cabinetry. A versatile den provides the perfect space for hobbies, an office, or quiet relaxation. The home offers two generous bedrooms and two full bathrooms, each with mirrored closets. Central air conditioning and heating ensure year-round comfort.

Relax on your covered, partially fenced patio, thoughtfully designed with outdoor carpeting and a view of your private yard—an ideal setting for morning coffee or evening gatherings.

A two-car carport provides easy parking, and a



newer 12 x 6 Tuff Shed offers additional storage space.

This home is more than just a place to live—it's a lifestyle upgrade in a welcoming, active community. Don't miss your chance to enjoy comfort, connection, and carefree living.

Schedule a tour today and start your next chapter in style.

Built in 1969

**Essential Information**

MLS® #	SR25013532
Price	\$164,888
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	0.00
Year Built	1969
Type	Manufactured In Park
Status	Closed
Listing Agent	Denise West
Listing Office	Y Realty

**Community Information**

Address	8901 Eton Ave # 107
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

**Amenities**

Amenities	Management, Pool
Utilities	None
Parking Spaces	3

Parking	Carport
Garages	Carport
View	None
Has Pool	Yes
Pool	None, Association

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Built-in Features
Appliances	Gas Range
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 19th, 2025
Days on Market	78
Short Sale	N
RE / Bank Owned	N

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