

# **\$869,900 - 12836 Weidner Street, Pacoima**

MLS® #SR25017988

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## **\$869,900**

6 Bedroom, 4.00 Bathroom, 1,736 sqft

Residential on 0 Acres

N/A, Pacoima,

**MULTI-FAMILY LIVING W/ 3 SEPARATE LIVING SPACES!!!** This unique property offers functionality, flexibility, and outstanding investment opportunities. The main residence features 3 bedrooms and 2 bathrooms, including a remodeled bathroom, granite countertops, copper plumbing, a newer roof, and fresh paint. The attached ADU (updated in 2022) includes 2 bedrooms, 1 bathroom, a spacious kitchen, and a separate address—ideal for rental income or extended family living. A permitted recreation room with its own private bathroom, recessed lighting, and newer laminate floors provides even more versatility, whether as a workspace, guest suite, or hobby area. The spacious lot accommodates RVs, boats, trailers, or work trucks, making it perfect for car enthusiasts or those needing additional storage. For savvy investors or families, there's value-add potential to convert the garage into a Junior ADU, unlocking even more income opportunities. Whether you're looking for multi-generational living, rental income, or a property with endless possibilities, this turnkey property offers the perfect balance of functionality and flexibility for families and investors alike.



Built in 1957

## **Essential Information**

MLS® #

SR25017988

Price	\$869,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,736
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Allan Vides
Listing Office	Realty Executives

### Community Information

Address	12836 Weidner Street
Area	PAC - Pacoima
Subdivision	N/A
City	Pacoima
County	Los Angeles
Zip Code	91331

### Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### Exterior

Lot Description	Back Yard, Paved
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### Interior

Appliances	Built-In Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### School Information

District                      Los Angeles Unified

**Additional Information**

Date Listed                      February 5th, 2025  
Days on Market                4  
Zoning                            LAR1  
Short Sale                        N  
RE / Bank Owned            N

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