

# **\$180,000 - 8801 Eton # 146, Canoga Park**

MLS® #SR25021309

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## **\$180,000**

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

N/A, Canoga Park,

Welcome to Riviera Mobile Estates â€” A  
Premier 55+ Community!

Discover the perfect blend of comfort and convenience in this charming 2-bedroom, 2-bathroom home, offering 1,440 square feet of inviting living space. Step inside to a bright and spacious living room that seamlessly connects to a formal dining area, ideal for entertaining. The home also features a dedicated laundry room for added convenience.

Recent upgraded flooring adds a modern touch throughout, while the enclosed patio provides a peaceful retreat filled with natural light. Outside, enjoy the convenience of a two-car carport and an extra storage shed.

Riviera Mobile Estates offers ample parking and fantastic community amenities, including a clubhouse with a poolâ€”perfect for social gatherings and relaxation. Located close to parks, shopping, dining, and public transit (including the Metro Orange Line), this home provides easy access to freeways for added convenience.

With a LOW SPACE RENT of just \$749, this is an incredible opportunity to own a home in a sought-after community. Donâ€™t miss outâ€”schedule your tour today!

Built in 1972



## Essential Information

|                |                          |
|----------------|--------------------------|
| MLS® #         | SR25021309               |
| Price          | \$180,000                |
| Bedrooms       | 2                        |
| Bathrooms      | 2.00                     |
| Full Baths     | 2                        |
| Square Footage | 1,440                    |
| Acres          | 0.00                     |
| Year Built     | 1972                     |
| Type           | Manufactured In Park     |
| Status         | Closed                   |
| Listing Agent  | Maria Valencia           |
| Listing Office | Realty Executives United |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 8801 Eton # 146  |
| Area        | CP - Canoga Park |
| Subdivision | N/A              |
| City        | Canoga Park      |
| County      | Los Angeles      |
| Zip Code    | 91304            |

## Amenities

|          |                          |
|----------|--------------------------|
| Parking  | Carport, Covered, Tandem |
| Garages  | Carport, Covered, Tandem |
| Has Pool | Yes                      |
| Pool     | Community                |

## Exterior

|                 |                     |
|-----------------|---------------------|
| Lot Description | Near Public Transit |
|-----------------|---------------------|

## Interior

|              |   |
|--------------|---|
| # of Stories | 1 |
|--------------|---|

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 8                  |

Short Sale                    N

RE / Bank Owned        N

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