

# **\$899,000 - 11323 11325 Arminta Street, Sun Valley**

MLS® #SR25022446

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## **\$899,000**

4 Bedroom, 3.00 Bathroom, 1,452 sqft  
Residential on 0 Acres

N/A, Sun Valley,

Welcome to your Main Home + ADU dream property in Sun Valley! This exceptional property boasts a stunning combination of a fully remodeled 1,059 square foot main residence and a 400 square foot Accessory Dwelling Unit (ADU), offering a total of 1,459 square feet of comfortable living space. The main residence features 3 spacious bedrooms and 2 modern bathrooms, perfect for a growing family or those seeking ample space. Nestled on a desirable corner lot, the property enjoys enhanced privacy and curb appeal. A remarkable feature of this home is the attached ADU, complete with 1 bedroom and 1 bathroom. Currently occupied by a reliable tenant, the ADU generates immediate rental income, providing a valuable financial advantage. With the potential to increase property value and provide additional income streams, this ADU is a savvy investment opportunity.

Located in a highly sought-after Sun Valley neighborhood, this property seamlessly combines convenience, comfort, and investment potential. Whether you're seeking a family home with supplemental income or a shrewd investment opportunity, this residence delivers on all fronts.

Don't miss the chance to own this exceptional property, perfectly blending modern living with financial benefits."

Built in 1954



## Essential Information

MLS® #	SR25022446
Price	\$899,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,452
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	David Prieto
Listing Office	Sync Brokerage, Inc.

## Community Information

Address	11323 11325 Arminta Street
Area	SUNV - Sun Valley
Subdivision	N/A
City	Sun Valley
County	Los Angeles
Zip Code	91352

## Amenities

Utilities	Cable Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	No Driveway, On Street, Uncovered
Garages	No Driveway, On Street, Uncovered
View	None
Pool	None

## Exterior

Lot Description	Corner Lot, Street Level
Windows	Double Pane Windows
Roof	Shingle
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	All Bedrooms Down
Heating	Central
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	45
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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