

\$749,988 - 13296 Kelowna Street, Pacoima

MLS® #SR25029817

\$749,988

3 Bedroom, 2.00 Bathroom, 1,577 sqft

Residential on 0 Acres

N/A, Pacoima,

This beautiful home is located in the heart of Pacoima and as soon as you lay your eyes on it you'll immediately recognize the owner's true "Pride-Of-Ownership." Here are just a few of its many other fine features: * Ornate wrought iron/pillar fencing, decorative paver walkways, colorful planters, enhance its eye-catching curb appeal* You'll step into a flowing 1,577 square foot floor plan that is in

"Move-In-Ready" * The spacious living room is bathed in natural light from a multitude of windows, and has a efficient lighted ceiling fan, laminate flooring, and a beautiful wood mantled fireplace* The family's cook is going to appreciate the kitchen's abundant wood cabinets, ample granite counters with back-splash, durable dual basin stainless steel sink, gas cooktop with ventilation hood, easy care tile flooring, and the convenience of the adjoining dining area with ceiling fan * 3 bedrooms* The studio addition set up as separate living quarters with its own dedicated entrance, and has a kitchenette, and its own $\frac{3}{4}$ bathroom; It's perfect if you have an elderly loved one you want close by to help and avoid the very high costs and risks of an assisted care facility* House has a total of 2 bathrooms* Functionally located laundry room with handy utility sink* Copper plumbing* Central air and heat for year-round comfort* It's perfect for a home for multi-generational families* You're going to enjoy the backyard's large open patio* Plenty of off-street parking on the huge concrete driveway, under the



carport, all behind the automatic rolling security gate* Detached garage has been converted, without the benefit of permits, with its bathroom it would make a great "Man Cave or She Shed" * All of this sits on a large just under 7,000 square foot lot that is within walking distance of schools, and close to restaurants, grocery stores, and the 5 freeway.

Built in 1938

Essential Information

MLS® #	SR25029817
Price	\$749,988
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,577
Acres	0.16
Year Built	1938
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Rodney Gonzalez
Listing Office	Park Regency Realty

Community Information

Address	13296 Kelowna Street
Area	PAC - Pacoima
Subdivision	N/A
City	Pacoima
County	Los Angeles
Zip Code	91331

Amenities

View	None
Pool	None

Exterior

Lot Description	Back Yard, Front Yard
Roof	Shingle

Interior

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	February 17th, 2025
Days on Market	10
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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