

# \$785,000 - 13501 Terra Bella Street, Pacoima

MLS® #SR25054248

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## \$785,000

4 Bedroom, 2.00 Bathroom, 1,844 sqft  
Residential on 0 Acres

N/A, Pacoima,

Beautiful house with stunning multi-unit opportunity, Welcome to your dream property, an updated home featuring 5 bedrooms and 2 baths that offers endless possibilities. This charming residence boasts an updated kitchen and laminated wood floors. The flexible layout makes it easy to convert into two separate units: the front portion can serve as a cozy 2-bedroom, 1-bath home, while the rear section can be transformed into a spacious 3-bedroom, 1-bath unit. Live in one section and rent out the other, maximizing your investment potential. Step outside to a huge backyard with fruit trees, which is a perfect setting for entertaining family and friends. You can possibly add an ADU (Accessory Dwelling Unit) to further expand your living space. Ideally located near supermarkets, schools, shopping centers, and easy access to the 5 and 118 freeways, this property is a true gem. Don't miss this rare opportunity to own a home that blends comfortable living with investment potential.



Built in 1941

## Essential Information

MLS® #	SR25054248
Price	\$785,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,844
Acres	0.17
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Orlando Cruz
Listing Office	Brightstone Estate Properties

### Community Information

Address	13501 Terra Bella Street
Area	PAC - Pacoima
Subdivision	N/A
City	Pacoima
County	Los Angeles
Zip Code	91331

### Amenities

Parking Spaces	1
# of Garages	1
View	None
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
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### Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

### School Information

District	Los Angeles Unified
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### Additional Information

Date Listed	March 19th, 2025
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Days on Market	66
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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