

\$135,000 - 8901 Eton Avenue # 44, Canoga Park

MLS® #SR25054331

\$135,000

2 Bedroom, 1.00 Bathroom, 860 sqft
Manufactured In Park on 0 Acres

N/A, Canoga Park,

CANOGA PARK PRISTINE GATED
COMMUNITY welcomes you to 8901 Eton
Avenue 44.

The Eton Mobile Home Park invites you to tour
this lovely 2 Bedroom 1 Bath Canoga Park
Home with lush Front and Back Yards.



SELLER HAS PRICED THIS HOME TO SELL

FEATURES INCLUDE: Central AC/Heating,
Open Floor Plan, Galley Kitchen, Large and
Bright Living Room, Formal Dining Room,
Primary Bedroom with a large walk in closet,
perfectly proportioned Guest Bedroom, Bath
with Shower over Tub, Enclosed
Sunroom/Office, Back Patio for Summer
Barbeques, stack washer and dryer included in
the purchase, Sturdy Earthquake Bracing, 2 to
3 Car Covered Carport, Companion Shed and
Low Space Rent of 988. 00 which includes the
water **MAKE THIS HOME YOUR
SANCTUARY!**

Eton Mobile Park is a People and Pet Friendly
55+Hospitable Home Community. Gleaming
Pool, Clubhouse, are few of the wonderful
inclusive amenities. Social Gatherings &
Events, Convenience to 118 Freeway, Public
Transport, Metro Orange Line, Shopping,
Dining. Beautifully maintained, Superior in
Management make this 5 Star Rated
Community a Shining Star in the San
Fernando Valley.

Broker, Agent, Seller does not guarantee the accuracy of the information provided.

Buyer is advised to independently verify the accuracy of this information through personal inspection.

Built in 1968

Essential Information

MLS® #	SR25054331
Price	\$135,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	860
Acres	0.00
Year Built	1968
Type	Manufactured In Park
Status	Closed
Listing Agent	Melinda Rogow Maman
Listing Office	Blue Diamond Realtors

Community Information

Address	8901 Eton Avenue # 44
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

Amenities

Utilities	Water
Parking Spaces	5
Parking	Attached Carport, Covered
# of Garages	2
Garages	Attached Carport, Covered
Has Pool	Yes
Pool	Community, In Ground

Security	Resident Manager, Smoke Detector(s)
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Exterior

Exterior Features	Awning(s)
Lot Description	ZeroToOneUnitAcre
Foundation	Quake Bracing

Interior

Interior	Carpet, Vinyl
Interior Features	All Bedrooms Down, Ceiling Fan(s), Galley Kitchen, Unfurnished, Walk-In Closet(s)
Appliances	Disposal, Dryer, Gas Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	March 11th, 2025
Days on Market	169
Short Sale	N
RE / Bank Owned	N

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