

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

MLS® #SR25054331

**\$135,000**

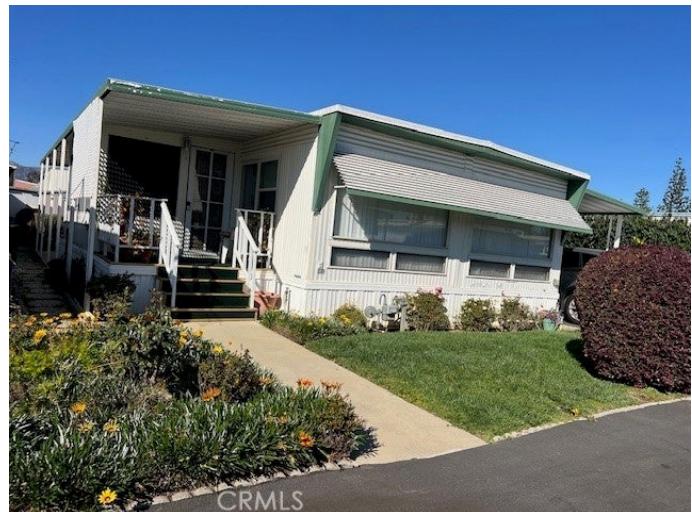
2 Bedroom, 1.00 Bathroom, 860 sqft

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)

## 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

## Additional Information

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

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