

# **\$824,500 - 6455 Amigo Avenue, Reseda**

MLS® #SR25060484

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## **\$824,500**

2 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 0 Acres

N/A, Reseda,

Welcome to this beautiful home in Reseda, Move-In Ready! Featuring 2 cozy bedrooms with ceiling fans, and a Den that can easily be used as a 3rd bedroom with its own bathroom access. Enjoy the warmth of hardwood floors throughout except in bathrooms and the kitchen. Spacious Kitchen has recently been remodeled with stainless steel appliances, a separate pantry, and indoor laundry. Very private large and flat backyard with a large covered patio with its own chimney and grill, also comes with mature citrus trees.

Year-round comfort is assured with central AC and heating, ensuring an optimal ambiance in every season. Located in a neighborhood near schools, CSUN, shopping, restaurants, hospitals, the 101 and 405 freeways, and nearby Lake Balboa Park which is known for its sports facilities and golf course.

Contact us today for more information or to schedule a private showing! Do not miss the opportunity to make this exceptional home yours!



Built in 1951

## **Essential Information**

MLS® #	SR25060484
Price	\$824,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,164
Acres	0.17
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Erica Contreras
Listing Office	Erica Contreras

## Community Information

Address	6455 Amigo Avenue
Area	RES - Reseda
Subdivision	N/A
City	Reseda
County	Los Angeles
Zip Code	91335

## Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Door-Single, Driveway, Garage, Private
# of Garages	2
Garages	Door-Single, Driveway, Garage, Private
View	None
Pool	None
Security	Smoke Detector(s), Security System

## Exterior

Exterior	Stucco, Drywall, Frame
Lot Description	ZeroToOneUnitAcre, Rectangular Lot
Roof	Shingle
Construction	Stucco, Drywall, Frame
Foundation	Raised

## Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Pantry, Recessed Lighting, All Bedrooms Down, Unfurnished

Appliances	Dishwasher, Gas Range, Dryer, Washer, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Outside
# of Stories	1
Stories	One

### **School Information**

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

Date Listed	February 23rd, 2025
Days on Market	49
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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