

\$160,000 - 8901 Eton Avenue # 53, Canoga Park

MLS® #SR25079378

\$160,000

2 Bedroom, 2.00 Bathroom, 1,000 sqft

Manufactured In Park on 0 Acres

N/A, Canoga Park,

SOLID, WELL BUILT 2 BEDROOM 2 BATH CANOGA PARK HOME EXUDES A PEACE FILLED LIFESTYLE

Soft Natural light streaming through the windows bring a delightful focus to the beautiful neutral interior. Maximized Square Footage is emphasized in the open and bright floor plan **HOME FEATURES INCLUDE:** High Grade wood like flooring serving a true compliment to your every step taken. Large Living room, Formal Dining Room with Convenient Built in Display and Buffet, Generous in size are the Master and Primary Bedrooms. Guest Bath has a shower over tub while the Primary Bathroom has a stand alone walk in shower. The Separate Laundry Area includes the Washer and Dryer. Featured throughout is an abundance of cabinetry and storage. Entry Porch Decking, is perfect for friendly gatherings. Sturdy Earthquake Bracing, Fenced Yard, Central Air Conditioning/Heating, 2 -3 Car Covered Carport, Fenced Back yard 2 Companion Sheds Rent of 1.076.17 includes the water Make this Well Built Home **YOURS** today Eton Mobile Community is a Gated People and Pet Friendly 55+ Hospitable Home Community. Gleaming Pool, Clubhouse are few of the wonderful amenities. Monthly 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.

Built in 1972

Essential Information

| | |
|----------------|-----------------------|
| MLS® # | SR25079378 |
| Price | \$160,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,000 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Manufactured In Park |
| Status | Closed |
| Listing Agent | Melinda Rogow Maman |
| Listing Office | Blue Diamond Realtors |

Community Information

| | |
|-------------|-----------------------|
| Address | 8901 Eton Avenue # 53 |
| Area | CP - Canoga Park |
| Subdivision | N/A |
| City | Canoga Park |
| County | Los Angeles |
| Zip Code | 91304 |

Amenities

| | |
|----------------|--|
| Utilities | Sewer, Water |
| Parking Spaces | 3 |
| Parking | Attached Carport |
| # of Garages | 3 |
| Garages | Attached Carport |
| View | None |
| Has Pool | Yes |
| Pool | Community, Gas Heat |
| Security | Carbon Monoxide Detector(s), Gated Community, Resident Manager, Security Gate, Smoke Detector(s) |

Exterior

| | |
|-----------------|---------------------------|
| Lot Description | ZeroToOneUnitAcre |
| Foundation | Pier Jacks, Quake Bracing |

Interior

| | |
|--------------|----------------|
| Interior | Laminate, Wood |
| Appliances | Dryer, Washer |
| Heating | Central |
| Cooling | Central Air |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|---------------------|
| District | Los Angeles Unified |
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Additional Information

| | |
|-----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 11 |
| Short Sale | N |
| RE / Bank Owned | N |

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