

\$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

District	Los Angeles Unified
----------	---------------------

Additional Information

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

Based on information from California Regional Multiple Listing Service, Inc. as of January 29th, 2026 at 1:55am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.