

# \$874,900 - 6916 Etiwanda Avenue, Reseda

MLS® #SR25109889

**\$874,900**

3 Bedroom, 2.00 Bathroom, 1,507 sqft

Residential on 0 Acres

N/A, Reseda,

GRANTS/DOWN-PAYMENT ASSISTANCE PROGRAMS AVAILABLE!! Discover modern living in this beautifully remodeled home, where every detail has been selected for your comfort and style. The heart of the home, a stunning new kitchen, features sleek appliances-Including a refrigerator, gas range, and a dishwasher. A chic kitchen island, perfect for morning breakfasts or evening gatherings. The kitchen flows seamlessly into the dining and living areas creating an ideal environment for entertaining or relaxing. This house boasts three cozy bedrooms and two elegantly updated bathrooms. Also offering, practical updates such as a new central AC and heating, new laminate flooring throughout the entire home, new roof and upgraded plumbing fixtures, ensuring peace of mind for years to come. The exterior features drought tolerant landscaping, allowing for low maintenance while keeping a curb appeal high. 2 car Garage access- The large garage presents a unique opportunity for conversion into an Accessory Dwelling Unit (ADU) â€” perfect for additional rental income, multi-generational living, or a private home office. Whether you're a homeowner or investor, this property offers flexibility, comfort, and future expansion potential. Located just minutes from shopping, dining, schools, parks, and major commuter routes, this home offers the best of both comfort and convenience.



Built in 1947

## Essential Information

MLS® #	SR25109889
Price	\$874,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,507
Acres	0.16
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Arminda Mendoza
Listing Office	S&R Properties

## Community Information

Address	6916 Etiwanda Avenue
Area	RES - Reseda
Subdivision	N/A
City	Reseda
County	Los Angeles
Zip Code	91335

## Amenities

Utilities	Sewer Available
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Roof	Shingle
Construction	Stucco

Foundation Raised

## Interior

Interior	Laminate
Appliances	Dishwasher, Gas Range, Refrigerator, Gas Oven
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District Los Angeles Unified

## Additional Information

Date Listed	November 8th, 2024
Days on Market	16
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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