

# **\$695,000 - 7516 Milwood Avenue, Canoga Park**

MLS® #SR25109928

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## **\$695,000**

2 Bedroom, 1.00 Bathroom, 882 sqft

Residential on 0 Acres

N/A, Canoga Park,

### **-ATTENTION DEVELOPERS & INVESTORS-**

An exceptional opportunity awaits at this charming 2 bed, 1 bath home offering tremendous value-add potential. With 882 sqft of living space on a generous 6,750 sqft lot, this property is ideal for first-time home buyers, developers, or investors looking to expand, renovate, or build.

Complete with an attached one-car garage and a spacious yard with lush trees, the layout lends itself perfectly to future ADU possibilities or a custom expansion. Located just 2 miles from the upcoming Los Angeles Rams headquartersâ€™ Rams Village at Warner Center, the location is poised for strong future growth.

Whether you're looking for your first home or your next development project, this Canoga Park gem offers unmatched potential in a rapidly transforming neighborhood. Call today for private showings!

Built in 1953

### **Essential Information**

MLS® #	SR25109928
Price	\$695,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	882
Acres	0.16
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Garik Kechegyan
Listing Office	Blackstone Estates, Inc.

### **Community Information**

Address	7516 Milwood Avenue
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91303

### **Amenities**

Parking Spaces	1
# of Garages	1
View	None
Pool	None

### **Exterior**

Lot Description	ZeroToOneUnitAcre, Back Yard
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### **Interior**

Interior Features	All Bedrooms Down
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

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

Date Listed	May 16th, 2025
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Days on Market	12
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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