

# **\$849,000 - 6820 Encino Avenue, Van Nuys**

MLS® #SR25152211

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## **\$849,000**

3 Bedroom, 2.00 Bathroom, 1,450 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Set on a 10,450 square foot lot in the heart of Van Nuys, this three-bedroom, two-bathroom home offers comfort, flexibility, and long-term value for buyers who appreciate usable space and future upside in this established part of the Valley.

Fresh paint and updated light fixtures create a bright and welcoming atmosphere. Vaulted ceilings in the main living areas enhance the sense of openness, while the floor plan provides practical flow for everyday living. All three bedrooms offer generous proportions and work well as sleeping quarters, guest rooms, or dedicated office space. The bathrooms are conveniently located for shared use, making the layout functional and adaptable.

The oversized lot is a standout feature. Whether you're thinking about outdoor entertaining, gardening, play space, or future expansion, this property gives you room to grow. Homes in this area with lots of this size are increasingly rare and offer meaningful long-term potential.

This home also presents an appealing opportunity for buyers who consider long-range value. The lot size and layout make it a strong candidate for future improvements that could enhance usability and generate a higher return on investment. In a neighborhood where rental demand continues



to grow, the combination of space and location creates potential for solid rental yield as well.

Nearby shops, neighborhood restaurants, and local cafes provide everyday convenience, along with easy access to schools and major freeways. The area's accessibility and residential character make it a smart choice for those looking to personalize a home with lasting value.

With solid bones and a layout that can be enjoyed now or updated over time, this home offers a rare blend of space, functionality, and future upside in a steadily evolving neighborhood.

Built in 1955

### Essential Information

MLS® #	SR25152211
Price	\$849,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,450
Acres	0.24
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Amy Oganyan
Listing Office	Keller Williams Beverly Hills

### Community Information

Address	6820 Encino Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles

Zip Code 91406

### **Amenities**

Parking Spaces 5  
Parking Driveway, Garage  
# of Garages 2  
Garages Driveway, Garage  
View Neighborhood  
Pool None

### **Exterior**

Exterior Features Rain Gutters  
Lot Description Back Yard, Front Yard, Rectangular Lot

### **Interior**

Interior Features Bedroom on Main Level  
Appliances Dishwasher, Gas Range, Refrigerator  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

### **School Information**

District Los Angeles Unified

### **Additional Information**

Date Listed July 14th, 2025  
Days on Market 21  
Zoning LAR1  
Short Sale N  
RE / Bank Owned N

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