

# \$749,000 - 9006 Patrick Avenue, Arleta

MLS® #SR25166020

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## \$749,000

3 Bedroom, 2.00 Bathroom, 1,264 sqft  
Residential on 0 Acres

N/A, Arleta,

Discover your sanctuary in this captivating single-story haven nestled on a tranquil Arleta cul-de-sac! Move-in ready and full of natural light, this freshly updated single-story gem combines classic charm with modern comfort. With excellent freeway access, the home features three spacious bedrooms, two beautiful bathrooms, and 1,264 sqft of living space. The bright kitchen boasts crisp white cabinetry, speckled stone-look countertops, matte black hardware, and a high-arc pull-down faucet, all accented by wide-plank light oak-style flooring that continues throughout the home. An expansive enclosed patio with sky lights and wall-to-wall windows provides the perfect bonus space for entertaining, relaxing, or working from home. Designed for comfort and longevity, with full insulation and all copper plumbing already in place. Outside, the large backyard offers mature fruit trees, a brick patio, and space for gardening, play, or potential expansion. This turnkey property blends indoor comfort and outdoor potentialâ€”ready to welcome you home.



Built in 1954

## Essential Information

MLS® #	SR25166020
Price	\$749,000
Bedrooms	3

Bathrooms	2.00
Full Baths	1
Square Footage	1,264
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Julie Barlow
Listing Office	Belton Realty

### **Community Information**

Address	9006 Patrick Avenue
Area	ARL - Arleta
Subdivision	N/A
City	Arleta
County	Los Angeles
Zip Code	91331

### **Amenities**

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

### **Exterior**

Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Yard
Foundation	Raised

### **Interior**

Interior Features	Ceiling Fan(s), Eat-in Kitchen, All Bedrooms Down, Bedroom on Main Level
Appliances	Disposal, Range Hood
Heating	Floor Furnace
Cooling	Evaporative Cooling
Fireplaces	None
# of Stories	1
Stories	One

**School Information**

District	Los Angeles Unified
Middle	Byrd
High	Polytechnic

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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