

\$725,000 - 9168 Patrick Avenue, Arleta

MLS® #SR25183965

\$725,000

3 Bedroom, 2.00 Bathroom, 1,253 sqft
Residential on 0 Acres

N/A, Arleta,

Opportunity Knocks!! For the first time in 50 years, this charming single-family home in the heart of Arleta is ready for its next chapter! offering 3 bedrooms, 2 bathrooms, 1253 sq.ft of comfortable living space, this home is full of potential. Highlights includes Master Bedroom, Newer roof and an updated sewer system for peace of mind. The Inviting living room open directly to the backyard. A two-car attached garage provides ample parking and is an ideal candidate for your next ADU project. Don't miss this rare chance to own a home with great bones and endless possibilities. Close to 5 & 170 Freeways.



Built in 1953

Essential Information

MLS® #	SR25183965
Price	\$725,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,253
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Enrique Sifuentes
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	9168 Patrick Avenue
Area	ARL - Arleta
Subdivision	N/A
City	Arleta
County	Los Angeles
Zip Code	91331

Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	Rectangular Lot
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Interior

Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 14th, 2025
Days on Market	120
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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