

# **\$749,900 - 8253 Beeman Avenue, North Hollywood**

MLS® #SR25192568

**\$749,900**

3 Bedroom, 2.00 Bathroom, 1,199 sqft

Residential on 0 Acres

N/A, North Hollywood,

Welcome to this inviting 3-bedroom, 2-bathroom home tucked away at the end of a peaceful cul-de-sac in North Hollywood. Resting on a large 7,765 SF lot, this 1,199 SF residence offers a great floor-plan, thoughtful updates, and undeniable pride of ownership. A gated entry with an electric iron gate and wide driveway leads to a detached 2-car garage, ideal for future ADU potential, while manicured landscaping, mature trees, and a lush green front yard provide excellent curb appeal.

Inside, the open living room seamlessly connects to the dining area, creating a bright and airy space filled with abundant natural light. The layout flows beautifully, enhanced by recessed lighting and double-paned windows throughout. The kitchen combines charm and function with granite countertops, a classic backsplash, and rich wood cabinetry. Each bedroom is well-sized and features its own ceiling fan, while the spacious primary suite includes an en-suite bathroom for added comfort and privacy. The home also offers modern conveniences such as central AC and heat, solar panels, and a large laundry room with extra storage. Step outside to an entertainer's backyard, complete with a covered patio, beautiful green lawn, concrete areas for gatherings, a large Tuff shed, and an additional covered space behind the garage, perfect for storage, hobbies, or a workspace.

Located near the 170 freeway for easy commuting, and just a block away from Strathern Park-Jamie Beth Slavin Park, this



property offers both comfort and convenience in a prime location.

Built in 1953

## Essential Information

MLS® #	SR25192568
Price	\$749,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,199
Acres	0.18
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Soibatian
Listing Office	Park Regency Realty

## Community Information

Address	8253 Beeman Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

## Amenities

Parking Spaces	2
Parking	Direct Access, Garage, RV Potential, Covered
# of Garages	2
Garages	Direct Access, Garage, RV Potential, Covered
View	None
Pool	None
Security	Security Gate

## Exterior

Exterior Features	Rain Gutters
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Lot Description	Back Yard, Front Yard, Yard, Cul-De-Sac
Windows	Double Pane Windows, Blinds
Roof	Shingle
Foundation	Raised

## Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Galley Kitchen, Granite Counters
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	August 20th, 2025
Days on Market	18
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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