

\$780,000 - 13644 Kagel Canyon Street, Arleta

MLS® #SR25192864

\$780,000

4 Bedroom, 2.00 Bathroom, 1,576 sqft

Residential on 0 Acres

N/A, Arleta,

Welcome to this Beautifully Maintained Single Story home with lots of improvements and a thoughtfully designed space. This home has been owned and cared for by the same family for 50 years! The home boasts 4 bedrooms PLUS a large Bonus room accessed off the Spacious Living Room and one of the Bedrooms. Perfectly located at the end of the Cul de Sac offering lots of Parking space, a large gated driveway and fully fenced front and back yard. Tons of Privacy! The spacious living room offers a beautiful gathering place with a gorgeous fireplace and is open to the additional bonus room area via the slider. Remodeled Kitchen with breakfast bar dining and beautiful built in dining hutch added to the spacious dining area with a stunning chandelier. Furnace replaced in 2023 Central Air throughout the home and a wall/room air conditioner in the Bonus Room. Both Bathrooms were beautifully remodeled in 2023. Newer windows through most of the home. Primary bedroom is good sized with en suite bathroom and additional 3 other bedrooms are spacious. The Bonus room is accessible from the Primary Bedroom, the 4th bedroom/ office area and the Living room via Glass Sliding doors. Direct access from Kitchen into large Garage with TONS of built in storage cabinets and above enclosed storage. There is a full size range in garage that is operational and stays with the home. Secure mail slot that goes into Garage area. Huge back yard and patio area accessible off the



bonus room perfect for entertaining or making your own additions to the property or adding an ADU or POOL . Minutes from the 5 fwy and located near shopping and restaurants. Professional Pictures will be added Sept 12th

Built in 1969

Essential Information

MLS® #	SR25192864
Price	\$780,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,576
Acres	0.17
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shannon Tandberg
Listing Office	Realty Executives Homes

Community Information

Address	13644 Kagel Canyon Street
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	Cul-De-Sac
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Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air, Wall/Window Unit(s), See Remarks
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 25th, 2025
Days on Market	8
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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