

# **\$795,000 - 8444 Remmet Avenue, Canoga Park**

MLS® #SR25199322

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## **\$795,000**

3 Bedroom, 2.00 Bathroom, 1,349 sqft

Residential on 0 Acres

N/A, Canoga Park,

This charming 3-bedroom, 2-bathroom home features stunning curb appeal with a manicured lawn and a classic white picket fence, and has been meticulously cared for by the same family for over 40 years. Spanning 1,349 sq ft on a spacious 7,776 sq ft lot, the residence includes a nice sized family room with Fireplace and a separate den with a closet, offering potential as a fourth bedroom. The backyard provides privacy with drought-resistant landscaping and a full covered patio, perfect for enjoying the outdoors. Additional amenities include a spacious attached 2-car garage with direct access and an inside laundry room off the kitchen. Located on a beautifully maintained street, this home is centrally situated with easy access to both the 118 and 101 freeways, making commuting throughout the valley convenient. Don't miss the opportunity to own this well-preserved gem in the valley.



Built in 1956

## **Essential Information**

MLS® #	SR25199322
Price	\$795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,349
Acres	0.18

Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mona Golastani
Listing Office	RE/MAX One

### **Community Information**

Address	8444 Remmet Avenue
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

### **Amenities**

Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	None
Pool	None

### **Exterior**

Lot Description	Back Yard, Front Yard
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### **Interior**

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	September 4th, 2025
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Days on Market	17
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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