

\$799,990 - 7800 Babcock Avenue, North Hollywood

MLS® #SR25209216

\$799,990

3 Bedroom, 2.00 Bathroom, 1,222 sqft

Residential on 0 Acres

N/A, North Hollywood,

Welcome to this North Hollywood POOL home, perfectly situated on a desirable 7,100+ SF CORNER LOT. Offering 3 bedrooms and 2 bathrooms, this residence combines charm, functionality, and potential, with the added bonus of ADU possibilities. This home has NEWER PAINT inside and out, LAMINATE FLOORING in the main living areas, creating a bright and inviting atmosphere. The spacious living room is filled with natural light from NEW WINDOWS and a large sliding door that opens to the backyard, seamlessly blending indoor and outdoor living. The dining area sits adjacent, making it perfect for gatherings. The kitchen features a cozy BREAKFAST NOOK with wainscoting panels, wood cabinets, and an overhead ceiling fan. A large DEDICATED LAUNDRY ROOM with storage adds convenience. This home has three well-proportioned bedrooms and two bathrooms, including a private PRIMARY SUITE with its own $\frac{3}{4}$ bath featuring a step-in shower, frosted glass door, dark tile accents, and a tiled vanity. The two additional bedrooms are bright and inviting with wrap-around windows, vertical blinds, ceiling fans, and double-door closets, providing flexible space for family, guests, or a home office. A spacious hall bath highlights VINTAGE CHARM with a large tub, white tile surround, a wide vanity ledge, and calming periwinkle walls, complemented by convenient hallway linen storage. Recent upgrades include a NEW ELECTRICAL PANEL with new



breakers, a NEW TANKLESS WATER HEATER, and all NEW COPPER PLUMBING. Step outside to your own backyard retreat. A covered patio overlooks the sparkling POOL and fenced yard, providing the perfect setting for entertaining, relaxing, or enjoying warm summer days. Additional highlights include a 2-car garage with shelves and an automatic opener, adding functionality and storage. This corner-lot gem offers both immediate comfort and long-term opportunity. Located just minutes from parks, shopping, dining, the NoHo Arts District, and major freeways. Opportunities like this, offering size, location, charm, and flexibility don't come around often!

Built in 1953

Essential Information

MLS® #	SR25209216
Price	\$799,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Soibatian
Listing Office	Park Regency Realty

Community Information

Address	7800 Babcock Avenue
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles

Zip Code 91605

Amenities

Parking Spaces	2
Parking	Garage, Garage Faces Side
# of Garages	2
Garages	Garage, Garage Faces Side
View	None
Has Pool	Yes
Pool	In Ground, Private

Exterior

Exterior Features	Rain Gutters, TV Antenna
Lot Description	Corner Lot, Yard
Windows	Blinds, Double Pane Windows, Drapes
Roof	Shingle

Interior

Interior	Carpet, Laminate, Vinyl
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Tile Counters, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Gas Oven, Microwave, Refrigerator
Heating	Floor Furnace
Cooling	Wall/Window Unit(s), Evaporative Cooling
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	September 4th, 2025
Days on Market	19
Short Sale	N
RE / Bank Owned	N

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