

# \$1,199,950 - 7005 Orion Avenue, Van Nuys

MLS® #SR25218774

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## \$1,199,950

5 Bedroom, 3.00 Bathroom, 2,929 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Located in highly desirable Van Nuys neighborhood this beautiful 3 bedrooms 2 bath home with a brand new detached 2 bed 1 bath ADU is ideal for investors or traditional home buyers looking to getting addition income from the ADU to help out with the mortgage. Main home features over 2100 sqft of living space, with large living room with fireplace, formal dining room, updated kitchen and baths, wood flooring and new paint throughout. The brand new ADU features a open floor plan, laminate flooring throughout, dual pane windows and so much more. Beautiful corner property just minutes to the 405 and 101 freeways.



Built in 1954

## Essential Information

MLS® #	SR25218774
Price	\$1,199,950
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,929
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Gary Keshishyan

Listing Office Pinnacle Estate Properties

## Community Information

Address 7005 Orion Avenue  
Area VN - Van Nuys  
Subdivision N/A  
City Van Nuys  
County Los Angeles  
Zip Code 91406

## Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  
Parking Spaces 2  
Parking Driveway, On Street  
Garages Driveway, On Street  
View Neighborhood  
Pool None

## Exterior

Exterior Brick, Stucco, Block  
Exterior Features Lighting, Rain Gutters  
Lot Description Back Yard, Front Yard, Yard  
Windows Screens  
Roof Shingle  
Construction Brick, Stucco, Block  
Foundation Slab

## Interior

Interior Laminate  
Interior Features Recessed Lighting, All Bedrooms Down  
Appliances Dishwasher, Gas Range, Microwave, Refrigerator, Built-In Range  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room  
# of Stories 1  
Stories One

## School Information

District Los Angeles Unified

**Additional Information**

Date Listed September 16th, 2025  
Days on Market 21  
Zoning LAR1  
Short Sale N  
RE / Bank Owned N

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