

# \$899,000 - 7845 Nevada Avenue, Canoga Park

MLS® #SR25224465

## \$899,000

3 Bedroom, 2.00 Bathroom, 1,349 sqft  
Residential on 0 Acres

N/A, Canoga Park,

Welcome to 7845 Nevada Ave, a classic Cinderella home tucked away on one of the most charming streets in Canoga Park! This 3-bedroom, 2-bath gem is loaded with curb appeal.

Inside, youâ€™ll find a cozy and inviting layout with plenty of space to relax or entertain. The kitchen and dining areas are functional and ready for your personal touch, while the warm atmosphere throughout makes this home feel instantly comfortable.

Step outside to your own private retreat â€” a sparkling pool thatâ€™s perfect for summer gatherings, BBQs, and laid-back weekends. The spacious backyard offers room to entertain, garden, or simply enjoy the sunshine.

With its timeless Cinderella charm, fantastic curb appeal, and poolside lifestyle, this home is a rare find on one of Canoga Parkâ€™s cutest streets.



Built in 1957

## Essential Information

MLS® #	SR25224465
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,349
Acres	0.17

Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Nicole Nichols
Listing Office	Coldwell Banker Realty

### **Community Information**

Address	7845 Nevada Avenue
Area	CP - Canoga Park
Subdivision	N/A
City	Canoga Park
County	Los Angeles
Zip Code	91304

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Has Pool	Yes
Pool	Heated, Private
Security	Smoke Detector(s)

### **Exterior**

Exterior	Stucco
Exterior Features	Rain Gutters, Awning(s)
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Sprinkler System
Windows	Custom Covering(s)
Roof	Composition
Construction	Stucco
Foundation	Raised

### **Interior**

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Granite Counters, Unfurnished
Appliances	Dishwasher, Gas Cooktop, Gas Range, Microwave, Refrigerator, Dryer, Washer, Built-In Range, Ice Maker
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den, Gas
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
Elementary	Nevada
Middle	Columbus
High	Canoga Park

### **Additional Information**

Date Listed	September 24th, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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