

\$849,999 - 8900 Hazeltine Ave, Panorama City

MLS® #SR25233408

\$849,999

4 Bedroom, 2.00 Bathroom, 1,365 sqft
Residential on 0 Acres

N/A, Panorama City,

LEGAL ADU! BEAUTIFULLY UPDATED
TURNKEY PROPERTY! PRIME VALLEY
LOCATION!

Wow! If LOCATION, CONVENIENCE, and
ACCESS TO AMENITIES are important to
you, this beautiful DUPLEX-STYLE
PROPERTY is absolutely worth it. Featuring
TWO FULLY PERMITTED HOMES on one
7,278 SQ FT LOT, itâ€™s perfect for
MULTI-GENERATIONAL LIVING or
generating STRONG RENTAL INCOME while
maintaining privacy.

The MAIN HOME at 8900 HAZELTINE AVE
offers approximately 1,015 SQ FT with 3
BEDROOMS AND 1 BATHROOM. Designed
for MODERN LIVING, this home was
UPDATED IN 2023 with WATERPROOF
LAMINATE FLOORING, DUAL-PANE
WINDOWS, RECESSED LIGHTING, NEW
HVAC, NEW ROOF, COPPER PLUMBING
WITH ABS UPGRADES, UPGRADED
ELECTRICAL PANEL, a REMODELED
KITCHEN featuring QUARTZ
COUTERTOPS, and CUSTOM CABINetry.

The bright, functional layout and open flow
create a comfortable, MOVE-IN READY
SPACE that feels both FRESH AND
INVITING.

The DETACHED LEGAL ADU at 8902
HAZELTINE AVE received its CERTIFICATE
OF OCCUPANCY IN NOVEMBER 2023 and
adds about 350 SQ FT OF MODERN LIVING



SPACE. It features 1 BEDROOM AND 1 BATH, RECESSED LIGHTING, SLEEK EUROPEAN CABINETS, SLATE COUNTERTOPS in both the KITCHEN AND BATHROOM, and MINI-SPLIT HVAC. The ADU also enjoys a PRIVATE FENCED BACKYARD, SEPARATE ADDRESS, and ELECTRICAL METER, making it ideal for RENTAL INCOME OR INDEPENDENT LIVING.

The backyard is lined with 12 MATURE TREES that create the perfect blend of shade and privacy, while 2 FRONT-YARD TREES frame the property beautifully and add to its curb appeal. Ample PARKING and a LOW-MAINTENANCE YARD make this home perfect for entertaining and easy living.

Conveniently located near FREEWAYS, KAISER PERMANENTE, SCHOOLS, and SHOPPING CENTERS, this property blends COMFORT, CONVENIENCE, AND INVESTMENT POTENTIAL in one of the Valley’s most accessible neighborhoods.

Built in 1949

Essential Information

MLS® #	SR25233408
Price	\$849,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,365
Acres	0.17
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Uriel Resendiz

Listing Office Park Regency Realty

Community Information

Address 8900 Hazeltine Ave
Area 699 - Not Defined
Subdivision N/A
City Panorama City
County Los Angeles
Zip Code 91402

Amenities

Parking Driveway, One Space, Oversized
Garages Driveway, One Space, Oversized
Pool None
Security Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

Exterior

Lot Description ZeroToOneUnitAcre, Sprinkler System
Windows Double Pane Windows
Roof Shingle
Foundation Raised

Interior

Interior Laminate
Interior Features Recessed Lighting, All Bedrooms Down, Quartz Counters
Heating Central
Cooling Central Air
Fireplaces None
of Stories 1
Stories One

School Information

District Los Angeles Unified

Additional Information

Date Listed October 6th, 2025
Days on Market 28
Short Sale N
RE / Bank Owned N

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