

\$1,249,900 - 7449 Variel Avenue, Canoga Park

MLS® #SR24072773

\$1,249,900

4 Bedroom, 2.00 Bathroom, 1,335 sqft
Residential on 0 Acres

N/A, Canoga Park, CA

SELLER WILL CREDIT FOR RATE BUY DOWN, BOTH HOMES WILL BE DELIVERED VACANT AT CLOSE OF ESCROW! Discover endless possibilities in this expansive property showcasing two fully renovated homes in a prime location. The main house features 4 cozy bedrooms and 2 stylish bathrooms spread across 1,335 sq. ft. of contemporary living space. Step into the sleek, modern kitchen with stainless steel appliances, quartz countertops, and renovated spa-like bathrooms. Both kitchen areas boast open floor plan styles, perfect for entertaining and family gatherings. The detached ADU (Accessory Dwelling Unit) offers 4 bedrooms and 2 bathrooms within 1,200 sq. ft., providing flexibility for multi-generational living, home office use, or rental income. It includes its own private entrance and spacious backyard for outdoor enjoyment. Both homes showcase custom kitchens, elegant wide plank flooring, and new lighting fixtures, creating a warm and inviting atmosphere. Enjoy modern conveniences like smart locks, a Ring security camera, and upgraded plumbing fixtures. Outside, the property is beautifully landscaped with low-maintenance gardens, auto sprinklers, and a private sliding gate for security and privacy. With parking for up to 6 cars, convenience is never compromised. Situated in an up-and-coming neighborhood near shopping, dining, and entertainment options, this property offers both convenience and lifestyle. Proximity to parks, walking trails,



and recreational areas makes it ideal for outdoor enthusiasts. Enjoy a short commute to major business districts and easy access to public transportati

Built in 1947

Additional Information

City	Canoga Park
County	Los Angeles
Zip	91303
MLS® #	SR24072773
Bedrooms	4
Bathrooms	2
Square Ft	1,335
Lot Size	0.21
Neighborhood	CANOGA PARK (91303)

Listing Details

Provided By: Sync Brokerage, Inc.

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