

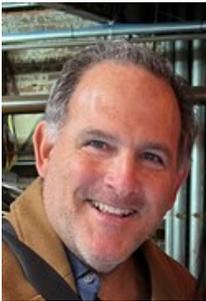


\$ 910,000



6254 Etiwanda Ave, Tarzana, CA 91335

- » Beds: 3 | Baths: 2 Full
- » MLS #: SR26060347
- » Single Family | 1,730 ft<sup>2</sup> | Lot: 6,582 ft<sup>2</sup>
- » More Info: [6254EtiwandaAve.IsForSale.com](https://6254EtiwandaAve.IsForSale.com)



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Opportunity knocks in the heart of Tarzana! This 3-bedroom, 2-bath home offers 1,730 sq ft of living space on a 6,584 sq ft lot and is full of potential for the next owner to make it their own. With great bones and a functional layout, this property provides an excellent foundation for customization, renovation, or expansion. Enjoy a sparkling backyard pool replastered in 2022, perfect for relaxing or entertaining on warm Valley days. Several major system upgrades have already been completed, including a tankless water heater installed in 2021, copper plumbing replaced from the street to the home in 2021, furnace and HVAC replaced in 2008, and vinyl fencing installed in the backyard in 2022. Originally expanded in the 1980s when the garage was attached and the home extended, the property offers generous room sizes including a spacious primary bedroom addition and oversized closets in every bedroom. A separate laundry room off the kitchen adds convenience and functionality. The fully gated property provides privacy and features an impressive horseshoe driveway with abundant parking and flexibility. The lot offers ample space for future possibilities—whether extending the home, enhancing the outdoor living area, or adding recreational features like a basketball hoop. With solid fundamentals, thoughtful upgrades, and endless potential, this Tarzana property is ready for its next chapter.

