

SAN FERNANDO VALLEY

6845 AURA AVE RESEDA, CA 91335

KELLERWILLIAMS
Luxury
INTERNATIONAL

LISTED BY
ARTHUR AMBARCHYAN



6845 AURA AVE

UPDATED FAMILY HOME

Listed by:

Arthur Ambarchyan

DRE: 01351863

National Properties

Keller Williams Real Estate Services

www.natprops.com



Situated on a quiet tree-lined street in the heart of Reseda, this beautifully updated property offers the perfect blend of comfort, functionality, and future potential. Conveniently located near parks, schools, shopping, and dining, the home provides easy access to everything the central San Fernando Valley has to offer.



The residence features a bright open layout with updated finishes, spacious living areas, and a move-in ready interior ideal for both owner-users and investors alike. The expansive lot offers excellent outdoor space for entertaining, while the detached garage presents potential for a future ADU conversion, creating added flexibility and long-term value. With its prime location and development possibilities, this property is a rare opportunity in one of the Valley's most centrally located neighborhoods.

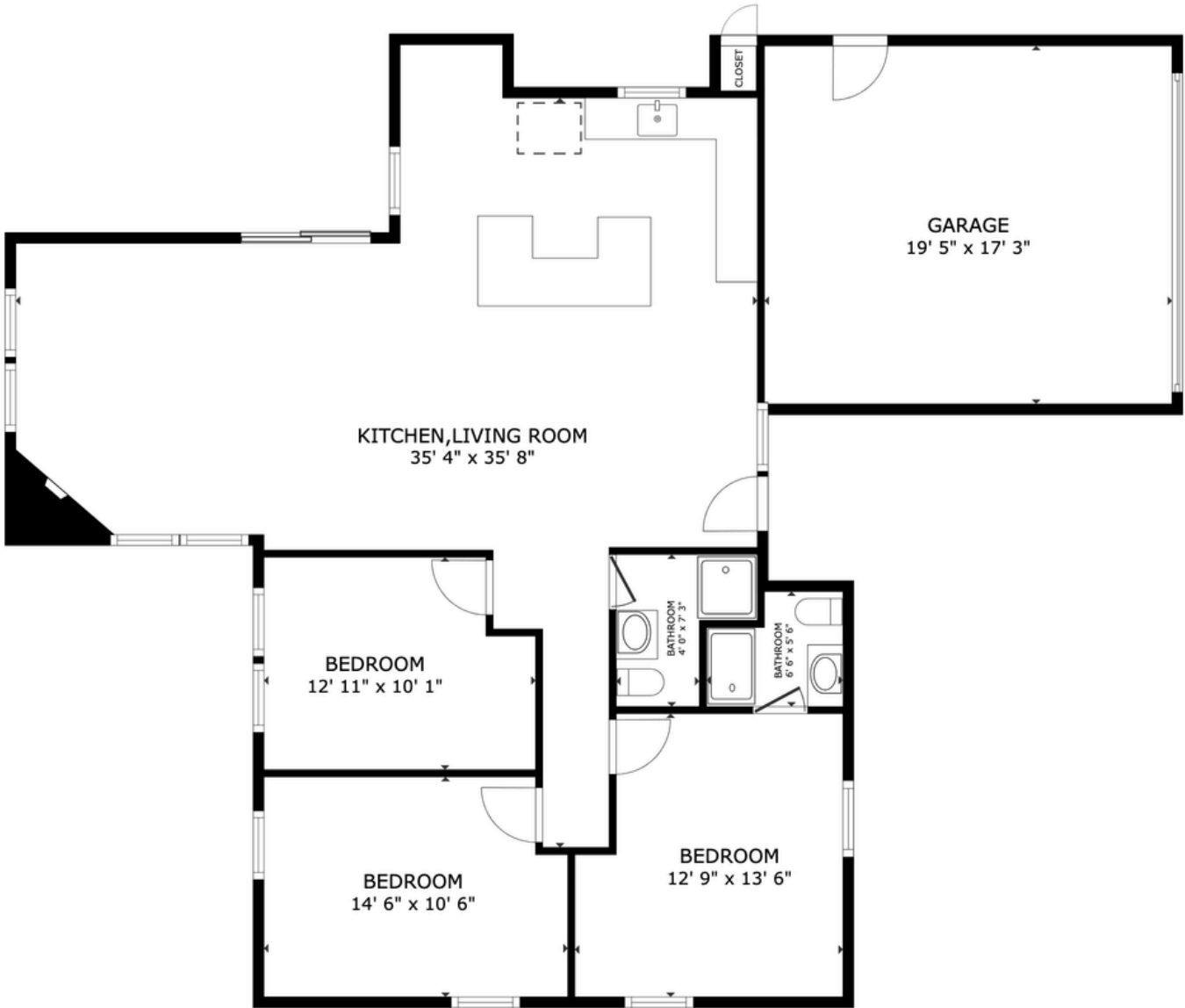




PROPERTY HIGHLIGHTS

- 3 Updated Bedrooms
- 2 Updated Full Bathrooms
- 1,400 Sq Ft Living Space
- Updated Kitchen
- Updated Bathroom
- New Flooring Throughout
- Recessed Lighting
- Brand-new Roof
- Stainless-Steel Appliances
- Electrical upgrades
- 2-Car Garage
- Spacious Backyard
- Potential for JADU
- Approved JADU plans Included
- Separate future JADU address assigned
- Prime central Reseda location

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NATIONAL PROPERTIES TEAM

National Properties is a real estate team deeply rooted in Los Angeles, driven by a passion for the local market and a commitment to helping others. With a strong focus on the diverse neighborhoods and unique real estate landscape of Los Angeles, we offer comprehensive and sophisticated services for a wide range of transactions, including those involving highly complex or specialized situations. Our team understands the intricacies of this city, from its vibrant communities to its ever-changing market trends. We are forward-thinking, optimistic, solution-oriented, and proactive in helping clients achieve their goals. Most importantly, we prioritize building meaningful, lifelong connections and always place care and respect for our clients at the forefront of everything we do.

KELLER WILLIAMS REAL ESTATE SERVICES

Keller Williams Luxury is a dedicated division within Keller Williams, the largest real estate franchise in the world, which means our buyers and sellers have the advantage of an expansive global network focused exclusively on the luxury market.

Global Presence:

Our worldwide footprint is extensive, with offices strategically located in key luxury destinations. For sellers, our 162,000+ agents across 55 regions and countries ensure that your luxury property receives maximum exposure to a diverse range of qualified potential buyers—locally, nationally, and internationally. For buyers, this network connects you to premier real estate opportunities in key markets, ensuring you find your ideal property, wherever you want to be next. This dual advantage creates seamless connections between those looking to sell and those searching for their next dream property in the world's most desirable markets.

LEADERS IN REAL ESTATE

KELLER WILLIAMS
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INTERNATIONAL

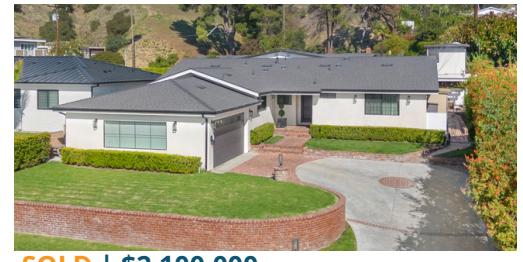




ACTIVE | \$5,875,000
652 Robin Glen Dr, Glendale



ACTIVE | \$10,990,000
3121 Old Topanga, Calabasas



SOLD | \$2,100,000
3006 Trudi Ln, Burbank, CA



SOLD | 1,920,000
1317 Ethel St, Glendale



SOLD | \$3,800,000
3318 Durham Ct, Burbank



SOLD | \$4,050,000
710 W Wilson Ave, Glendale



SOLD | \$2,900,000
119 37th Street, Newport Beach



SOLD | \$1,780,000 (RTI)
1651 Ridgeview Drive, Glendale



SOLD | \$7,000,000
610 W Broadway, Glendale



SOLD | \$3,450,000
5045 Jarvis Ave, La Cañada



SOLD | \$2,499,900
241 W. Kenneth Rd, Glendale



SOLD | \$2,655,000
515 W Lexington Drive, Glendale



SOLD | \$4,735,000
305 W Kenneth Rd, Glendale



SOLD | \$2,499,000 (RTI)
1514 Columbus Ave, Glendale



SOLD (private sale) | \$4,435,000
722 W Kenneth Rd, Glendale



SOLD | \$4,025,000
4358 Fairlawn Dr, La Canada



SOLD | \$4,975,000
324 N Orange St, Glendale



SOLD | \$4,300,000
1039 W Mountain, Glendale



Arthur Ambarchyan

DRE: 01351863

#1 Agent in Glendale City – Top Producer, 2025

#1 Agent in the Glendale Association of Realtors – Top Producer, 2025

Trusted for excellence, proven results and personalized service.

"Arthur not only delivers incredible results in each of his endeavors, but he does so with a level of respect and integrity that is far too rare in the business world today."

Alan Hunter

"Arthur, a special thanks to you and your professionalism for making this deal successful. This is the start of a great relationship. With Superman at my side there is only more success ahead."

Don Hudson



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