

\$849,900 - 10853 Hayvenhurst Avenue, Granada Hills

MLS® #225003255

\$849,900

3 Bedroom, 2.00 Bathroom, 1,234 sqft
Residential on 0 Acres

Other - OTHR, Granada Hills,

Charming Corner-Lot Single Story in Granada Hills. Situated in the sought-after Granada Hills community in the northern part of the San Fernando Valley, this single-story ranch-style home sits on an 8,084 sq. ft. corner lot in a neighborhood known for its tree-lined streets, established charm, and welcoming suburban atmosphere. Offering 3 bedrooms, 2 bathrooms, and 1,234 sq. ft. of comfortable living space, this property blends everyday functionality with outdoor enjoyment and neighborhood appeal. The front yard is attractively landscaped with rose bushes, mature shade trees, and a concrete walkway that leads to a welcoming front porch accented by a white vinyl railing and brick trim. Block and iron fencing offers definition and a sense of privacy that complements the corner-lot setting. Inside, the light-filled living area features multiple windows, a lighted ceiling fan, and a glass-paneled door that opens to a covered tile patio--ideal for relaxing mornings or easy outdoor gatherings. The adjacent dining area connects effortlessly to the updated kitchen, which features quartz countertops, a glass tile backsplash, soft-close cabinetry, Samsung and Whirlpool appliances, and tile flooring. Throughout the home, you'll find neutral wall colors with crisp white trim, creating a fresh and inviting backdrop. A nearby laundry area is equipped with a Whirlpool washer and dryer, upper storage cabinets, and direct access to the backyard. The two secondary bedrooms are well-sized,



each offering lighted ceiling fans, generous closet space, and large windows. These bedrooms are serviced by a hall bathroom featuring a tub/shower combination with modern fixtures and privacy glass. The primary bedroom, tucked away off the kitchen, includes an adjacent bathroom with tile flooring, a pedestal sink, and a tiled shower with glass accents. The backyard is a versatile retreat with raised garden boxes, a designated kids' play area, and a variety of mature, organically grown, fruit-bearing trees--including almond, pomegranate, apple, peach, guava, apricot, lemon, pear, plum, cherry, and fig. A thriving blackberry and raspberry patch adds to the seasonal harvests. For those who love to entertain, a custom-built, traditional Armenian-style khorovats (barbecue) grill provides a special space for outdoor cooking and gatherings. A detached two-car garage with a roll-up door and opener is accessed via the back alley and includes a sliding gate and concrete pad, providing additional parking or flexible outdoor use. Additional features include dual-pane windows with decorative grids, fresh interior paint and exterior touch-up paint. Conveniently located near the 118 and 405 freeways, O'Melveny Park, Balboa Mission Square, Trader Joe's, Tulsa Elementary School, and the popular Joe's Cafe, this home offers easy access to daily amenities, and the comfortable lifestyle Granada Hills is known for.

Built in 1953

Essential Information

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|------------|-----------|
| MLS® # | 225003255 |
| Price | \$849,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |

| | |
|----------------|----------------------------------|
| Square Footage | 1,234 |
| Acres | 0.19 |
| Year Built | 1953 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Alex Gandel |
| Listing Office | Pinnacle Estate Properties, Inc. |

Community Information

| | |
|-------------|--------------------------|
| Address | 10853 Hayvenhurst Avenue |
| Area | GH - Granada Hills |
| Subdivision | Other - OTHR |
| City | Granada Hills |
| County | Los Angeles |
| Zip Code | 91344 |

Amenities

| | |
|----------------|--|
| Utilities | Overhead Utilities |
| Parking Spaces | 2 |
| Parking | Concrete, Door-Multi, Direct Access, Garage |
| # of Garages | 2 |
| Garages | Concrete, Door-Multi, Direct Access, Garage |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|------------------------------|
| Exterior | Stucco |
| Lot Description | Back Yard, Corner Lot, Paved |
| Windows | Double Pane Windows |
| Construction | Stucco |
| Foundation | Raised |

Interior

| | |
|-------------------|--|
| Interior | Laminate |
| Interior Features | Separate/Formal Dining Room, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Galley Kitchen |
| Appliances | Dishwasher, Gas Cooking, Disposal, Microwave, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |

| | |
|--------------|-----|
| # of Stories | 1 |
| Stories | One |

School Information

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| District | Los Angeles Unified |
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Additional Information

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|-----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 38 |
| Zoning | LARS |
| Short Sale | N |
| RE / Bank Owned | N |

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