

# **\$884,500 - 10526 Swinton Avenue, Granada Hills**

MLS® #25492825

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## **\$884,500**

3 Bedroom, 2.00 Bathroom, 1,406 sqft  
Residential on 0 Acres

N/A, Granada Hills,

Welcome to a charming "Wonder Years" neighborhood, where this lovingly maintained home has been cared for with meticulous attention for over 30 years. The three-bedroom, two-bathroom residence embodies the classic California lifestyle, offering a warm and inviting atmosphere perfect for a growing family or those looking to settle into a welcoming community. Designed for comfort and connection, the home features a cozy fireplace and an open, family-friendly layout ideal for gathering and celebrating special occasions. The primary bedroom is situated on the opposite side of the home from the additional bedrooms, providing privacy and a peaceful retreat. Step outside to a serene backyard oasis, where you can start your mornings with a cup of coffee or unwind in the tranquility of your own private space. Minimal maintenance front and back ensures more time to enjoy all this home has to offer.

Located within the highly acclaimed Granada Hills School District-consistently ranked among Californias top 10-the neighborhood is filled with friendly, watchful neighbors who make this community truly special. A unique feature of this home is its original back alley driveway, a rare characteristic found in only a few homes in the neighborhood. This additional access provides extra convenience for parking, whether for yourself, guests, or visiting family members. Come see for yourself-this could be your next home.



Built in 1956

**Essential Information**

MLS® #	25492825
Price	\$884,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,406
Acres	0.17
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Mark Alba
Listing Office	Alba Realty

**Community Information**

Address	10526 Swinton Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

**Amenities**

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Private
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Private
View	None
Pool	None

**Exterior**

Exterior	Stucco
Exterior Features	Rain Gutters
Lot Description	Front Yard, Back Yard
Windows	Blinds, Drapes

Roof	Composition
Construction	Stucco
Foundation	Slab

## Interior

Interior	Laminate, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Attic
Appliances	Microwave, Refrigerator, Dryer, Gas Oven, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	February 1st, 2025
Days on Market	4
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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