

\$925,000 - 11714 Sproule Avenue, Pacoima

MLS® #25514857

\$925,000

5 Bedroom, 4.00 Bathroom, 1,760 sqft
Residential on 0 Acres

N/A, Pacoima,

Modern updates, dual living, and smart sustainability come together on this quiet Pacoima cul-de-sac set against the backdrop of picturesque mountain views. Set on a spacious 7,670 sq ft lot, this 5-bedroom, 3.5-bathroom property spans 1,760 sq ft across a remodeled main house at 11714 Sproule Ave. and a brand new, fully permitted ADU at 11712 Sproule Ave., offering the perfect setup for multi-generational living, rental income, or a flexible owner-user lifestyle. The front house features 3 bedrooms and 1.5 bathrooms across 1,025 sq ft, thoughtfully remodeled in 2020. Highlights include a brand new kitchen with quartz countertops, custom tile in both bathrooms, fresh interior paint, updated lighting, a new electrical panel, and upgraded wiring throughout. A new 40-gallon water heater was installed in 2022, and rain barrels and a landscaped back patio with mountain views add thoughtful, relaxing outdoor touches. The detached 2-car garage offers additional storage or the potential to convert into a livable space. The ADU, located in the back at 11712 Sproule Ave., was built in 2021 and spans 735 sq ft with 2 bedrooms and 2 bathrooms. It's completely self-contained and features a full kitchen with new stainless steel appliances, a tankless water heater, paid-off solar panels, and rain barrels for energy-conscious living. With its own address, separate gas and electric meters, and brand-new everything, this unit is ideal for extended family, rental income,



or long-term guests. The water meter is shared between both homes. Thoughtful upgrades, efficient systems, and flexible living spaces make this property turnkey and future-ready all just minutes from major freeways, transit, and popular LA destinations.

Built in 1957

Essential Information

MLS® #	25514857
Price	\$925,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,760
Acres	0.18
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Joey Rockenstein
Listing Office	Coldwell Banker Realty

Community Information

Address	11714 Sproule Avenue
Area	PAC - Pacoima
Subdivision	N/A
City	Pacoima
County	Los Angeles
Zip Code	91331

Amenities

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

Interior

Interior	Laminate
Appliances	Dishwasher, Disposal, Refrigerator, Dryer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	April 3rd, 2025
Days on Market	15
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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