

# **\$799,000 - 12558 El Merrie Del Drive, Sylmar**

MLS® #25586791

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## **\$799,000**

3 Bedroom, 2.00 Bathroom, 1,740 sqft  
Residential on 0 Acres

N/A, Sylmar,

Welcome to your private sanctuary in the hills of Kagel Canyon, where rustic charm meets modern comfort just minutes from the city. Nestled against the Angeles National Forest and just steps to Dexter Park, this hidden gem puts you in the heart of a vibrant canyon community known for its equestrian trails, local events, and the beloved Hideaway Bar. Peacocks, horses, and chickens roam nearby, while birdsong and quiet sounds of nature fill the air. Inside, the home features a living room with lush views and a stone fireplace, a dining area with sliding glass door access to the backyard, three bedrooms, two bathrooms, an office/den, and versatile guest quarters with a king-size Murphy bed. A beautifully renovated primary bath adds a touch of luxury, while updates like a new dishwasher, two refrigerators, and laundry machines enhance everyday convenience. Outdoor living shines in this foothill retreat. The private backyard features a terraced garden with barbecue and dining area, while balconies off the upstairs bedrooms capture unforgettable sunsets. The newly renovated guest quarters offer outdoor access, a mini-split system, and flexibility for family, visitors, or creative pursuits. A generous front yard, landscaped grounds, and the numerous nearby parks make space for play and gatherings. Life here means a rare blend of serenity and connection, where nature, neighbors, and convenience meet. With enviable proximity to Burbank, the airport, freeway connections, Metrolink, golf, fishing,



and more. Don't miss your chance to own a slice of tranquility in one of Sylmar's most nature-rich neighborhoods!

Built in 1986

**Essential Information**

|                |                           |
|----------------|---------------------------|
| MLS® #         | 25586791                  |
| Price          | \$799,000                 |
| Bedrooms       | 3                         |
| Bathrooms      | 2.00                      |
| Full Baths     | 1                         |
| Square Footage | 1,740                     |
| Acres          | 0.07                      |
| Year Built     | 1986                      |
| Type           | Residential               |
| Sub-Type       | Single Family Residence   |
| Status         | Closed                    |
| Listing Agent  | Joshua Schneider          |
| Listing Office | Keller Williams Larchmont |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 12558 El Merrie Del Drive |
| Area        | SYL - Sylmar              |
| Subdivision | N/A                       |
| City        | Sylmar                    |
| County      | Los Angeles               |
| Zip Code    | 91342                     |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Driveway    |
| Garages        | Driveway    |
| View           | Mountain(s) |
| Pool           | None        |

**Interior**

|            |   |
|------------|---|
| Appliances | Dishwasher, Dryer, Washer, Refrigerator |
| Heating    | Central                                 |

|              |                         |
|--------------|-------------------------|
| Cooling      | Central Air             |
| Fireplace    | Yes                     |
| Fireplaces   | Decorative, Living Room |
| # of Stories | 2                       |
| Stories      | Two                     |

### **Additional Information**

|                 |                     |
|-----------------|---------------------|
| Date Listed     | September 4th, 2025 |
| Days on Market  | 43                  |
| Zoning          | LCR1*               |
| Short Sale      | N                   |
| RE / Bank Owned | N                   |

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