

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

MLS® #25586791

\$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

Based on information from California Regional Multiple Listing Service, Inc. as of January 13th, 2026 at 8:20am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.