

\$849,000 - 13280 Raven Street, Sylmar

MLS® #25597989

\$849,000

4 Bedroom, 3.00 Bathroom, 2,042 sqft

Residential on 0 Acres

N/A, Sylmar,

Nestled in the tranquil foothills of Sylmar, this charming 2-story home on a desirable corner lot offers the perfect blend of comfort, privacy, and functionality. Designed with family living in mind, the home features two primary suites, one upstairs and one downstairs, along with two additional bedrooms and full bathroom in the hallway, providing ample space for families of all sizes. The upstairs primary suite is a true retreat, complete with a spacious private deck that overlooks the serene backyard and surrounding hills, ideal for relaxing and enjoying peaceful views. Entertain guests in the formal dining room or prepare meals in the well-appointed kitchen, featuring beautiful granite countertops, abundant storage, and ample counter space. The cozy living room, highlighted by a welcoming fireplace, adds warmth and charm to the home. In addition to the four bedrooms in the main house, a large bonus suite with its own private entrance, bathroom and kitchen offers excellent potential as a guest suite, extended family residence, or income-generating rental. Currently operated as an Airbnb, this space brings in approximately \$1,200 per month, adding valuable income potential to the property. The fully gated lot offers a spacious backyard with multiple fruit trees, a dedicated workspace, and a bonus storage area. A side-by-side laundry area and leased solar panels add further convenience. The expansive driveway with an automated gate provides ample parking for multiple or large vehicles. Ideal for



multi-generational families or those seeking both privacy and room for gatherings, this home is conveniently located just minutes from hiking trails, El Cariso Park & golf course, Veterans Memorial Park, Los Angeles Mission College and the 210 freeway. Don't miss the chance to make this beautiful residence your own and experience the best of Sylmar living.

Built in 1947

Essential Information

MLS® #	25597989
Price	\$849,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,042
Acres	0.13
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jacqueline Knoll
Listing Office	Coldwell Banker Realty

Community Information

Address	13280 Raven Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Parking Spaces	2
Parking	Driveway, Gated
Garages	Driveway, Gated

View	Mountain(s)
Pool	None

Interior

Interior	Tile, Wood
Interior Features	Workshop
Appliances	Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	September 26th, 2025
Days on Market	31
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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