

\$1,175,000 - 8509 Shirley Avenue, Northridge

MLS® #25603639

\$1,175,000

3 Bedroom, 2.00 Bathroom, 1,708 sqft
Residential on 0 Acres

N/A, Northridge,

Tucked behind secure gates, this sun-filled single-story residence offers over 1,700 square feet of thoughtfully reimagined living space with three bedrooms, two bathrooms, and a seamless open-concept floor plan designed for modern living. Every detail has been elevated with high-end upgrades throughout. The chef's kitchen is a true showpiece, featuring new stainless-steel appliances, a rare wood-block countertop with a farmhouse sink, sleek engineered marble countertops, a custom tile backsplash, and Grohe fixtures. The heart of the home centers around a dramatic, 360-degree architectural fireplace, a stunning focal point visible from the kitchen, dining area, and expansive family room creating the perfect ambiance for entertaining or cozy nights in. Both bathrooms showcase exceptional craftsmanship with custom tilework, Pental quartz (Carrara marble-style) countertops, and full-size vanities. The primary suite offers a spa-like retreat with dual sinks, a large soaking tub, and direct access to the backyard creating a seamless indoor-outdoor connection ideal for morning coffee or evening relaxation. A built-in linen station with quartz counters anchors the bedroom wing, while the exterior impresses with a beautifully landscaped front lawn enclosed by a wrought-iron fence for privacy and security. The private backyard provides generous space to create a resort-style pool and spa, or to add a custom ADU or guest house (subject to city approval) ideal for



additional income, guests, or extended family stays. A large Tuff Shed provides extra storage, while tall hedges create a private, resort-like setting. Perfectly situated close to the well-regarded CSUN campus and within minutes of Costco, Target, Northridge Fashion Center, and an array of dining options, this home captures the essence of the sought-after California lifestyle. Please note that certain images have been virtually staged for illustrative purposes only to simply provide inspiration and demonstrate potential use of the space.

Built in 1959

Essential Information

MLS® #	25603639
Price	\$1,175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,708
Acres	0.19
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Marybel Perez
Listing Office	Sotheby's International Realty

Community Information

Address	8509 Shirley Avenue
Area	NR - Northridge
Subdivision	N/A
City	Northridge
County	Los Angeles
Zip Code	91324

Amenities

Parking Spaces	2
Parking	Direct Access, Door-Multi, Driveway, Garage, Gated, Side By Side
# of Garages	2
Garages	Direct Access, Door-Multi, Driveway, Garage, Gated, Side By Side
View	None
Pool	None
Security	Gated Community, Security Gate

Exterior

Lot Description	Back Yard, Front Yard, Yard
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Interior

Interior	Laminate
Interior Features	Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), Furnished, Separate/Formal Dining Room, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer, Oven
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Electric, Multi-Sided
# of Stories	1
Stories	One

Additional Information

Date Listed	October 15th, 2025
Days on Market	30
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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