

# \$799,900 - 13207 Fellows Avenue, Sylmar

MLS® #BB25015210

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## \$799,900

3 Bedroom, 2.00 Bathroom, 1,194 sqft  
Residential on 0 Acres

N/A, Sylmar,

Fixer-Upper with Endless Potential on a Huge  
18,000 Sq. ft. Lot!!

This charming property offers a rare opportunity for those with a vision and a passion for renovation. Located in a desirable neighborhood, this spacious property sits on a massive 18,000 sq. ft. lot and the home is brimming with potential, just waiting for the right person to bring it back to life.

The generous backyard offers plenty of room to create your dream outdoor retreat, and thereâ€™s even the potential to add an Accessory Dwelling Unit (ADU) â€“ perfect for rental income, a guest house, or a home office. Thereâ€™s even enough space to add up to two ADUâ€™s.

While the home does require significant updates, the possibilities are endless. Whether youâ€™re looking to renovate and flip, create your forever home, or simply take on a rewarding project, this house is the perfect opportunity to invest in the future.

Built in 1950

## Essential Information

MLS® #	BB25015210
Price	\$799,900
Bedrooms	3



Bathrooms	2.00
Full Baths	1
Square Footage	1,194
Acres	0.43
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Juan Rodriguez
Listing Office	Realty Republic

### Community Information

Address	13207 Fellows Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

### Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### Exterior

Lot Description	Back Yard
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### Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### School Information

District	Los Angeles Unified
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**Additional Information**

Date Listed	January 20th, 2025
Days on Market	8
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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