

\$499,000 - 9540 Sepulveda Boulevard # 13, North Hills

MLS® #BB25082579

\$499,000

2 Bedroom, 3.00 Bathroom, 1,015 sqft
Residential on 1 Acres

N/A, North Hills,

Charming 2-Bedroom, 2.5-Bathroom Townhome in a fantastic North Hills gated complex. Nestled at the rear of a tranquil development, this beautifully maintained tri-level townhome offers ultimate privacy and spacious living in one of North Hills's™ most desirable communities. From the moment you step inside, natural light floods the open-concept layout, with beams of sunlight streaming through the private balcony, creating a warm and inviting atmosphere throughout the home. The well-appointed kitchen, complete with granite countertops, overlooks a generous living area—ideal for hosting friends and family. Upstairs, you'll find the primary suite, featuring a private en-suite bathroom and soaring high ceilings, creating a serene retreat. The second bedroom is equally bright and inviting, with a full bathroom just across the hall. Additional features include an attached, direct access, 2-car garage with laundry, ample storage space, a convenient guest bathroom on the main floor, and access to a refreshing community pool and spa. Centrally located to the best of the San Fernando Valley with easy freeway access, and a wide variety of dining and shopping options, this home offers the perfect combination of comfort and convenience at an unbeatable price.



Built in 1985

Essential Information

MLS® #	BB25082579
Price	\$499,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,015
Acres	0.54
Year Built	1985
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Arto Poladian
Listing Office	Redfin Corporation

Community Information

Address	9540 Sepulveda Boulevard # 13
Area	NOH - North Hills
Subdivision	N/A
City	North Hills
County	Los Angeles
Zip Code	91343

Amenities

Amenities	Controlled Access, Maintenance Grounds, Management, Pool, Pets Allowed, Maintenance Front Yard, Spa/Hot Tub, Trash, Water
Parking Spaces	2
Parking	Direct Access, Garage, Gated, Private
# of Garages	2
Garages	Direct Access, Garage, Gated, Private
View	None
Has Pool	Yes
Pool	Community, Association

Exterior

Roof	Common Roof
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Interior

Interior	Concrete, Tile, Vinyl
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Interior Features	Balcony, Ceiling Fan(s), All Bedrooms Up
Appliances	Dishwasher, Electric Range, Gas Oven, Gas Range, Refrigerator, Water Heater
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3
Stories	Two, Multi/Split

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	April 23rd, 2025
Days on Market	82
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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