

\$699,996 - 13322 Berg Street, Sylmar

MLS® #BB25234401

\$699,996

2 Bedroom, 1.00 Bathroom, 838 sqft

Residential on 0 Acres

N/A, Sylmar,

Nestled on a spacious 6,001 sq ft lot, this beautifully maintained 2-bedroom, 1-bathroom home offers 838 sq ft of inviting living space. Thoughtfully updated throughout, the home features a remodeled kitchen with quartz countertops, ample cabinetry, and a cozy dining area, perfect for everyday living and entertaining. The remodeled bathroom is stylish and modern, complementing the home's overall charm. Enjoy original character touches like a decorative fireplace, paired with modern upgrades including a newer roof, copper plumbing, dual-pane windows, and a dedicated laundry room. The fully gated property also includes a detached 2-car garage with excellent ADU potential, offering flexibility for future expansion or income opportunity. Located on a gentle hillside, the home provides peaceful views and a sense of privacy. El Cariso, within walking distance, is much more than a golf course, with a baseball field, football field, pick-up soccer and basketball, tennis and pickleball courts, kids playgrounds, a community garden, exercise machines, and indoor programming. Also within walking distance is the May Canyon Truck Trail, adjacent to Veterans Memorial Community Regional Park, which is a local favorite for hiking. This is a perfect blend of comfort, functionality, and charm, a must-see!

Built in 1954



Essential Information

MLS® #	BB25234401
Price	\$699,996
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	838
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bradley Korb
Listing Office	Brad Korb Real Estate Group

Community Information

Address	13322 Berg Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Parking Spaces	2
Parking	Gated
# of Garages	2
Garages	Gated
View	Hills
Pool	None

Exterior

Lot Description	Back Yard, Front Yard
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Interior

Interior Features	Eat-in Kitchen, Bedroom on Main Level
Heating	Wall Furnace
Cooling	None
Fireplace	Yes

Fireplaces	Decorative
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	October 16th, 2025
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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