

\$725,000 - 13451 Beaver Street, Sylmar

MLS® #DW25158508

\$725,000

3 Bedroom, 1.00 Bathroom, 1,022 sqft

Residential on 0 Acres

N/A, Sylmar,

This beautifully maintained single-story home has been thoughtfully updated over the past 5 years and offers comfort, functionality, and incredible potential for future expansion.

Featuring 3 bedrooms and 1 full bath, 1 bedroom is on the smaller side. The home sits on a generous 7,150 sq ft lot and includes several key upgrades: a newer roof, upgraded electrical panel, and new central A/C system, remodeled kitchen, laminate floors, window shutters throughout.

Enjoy the bright and airy living space, and step into the expansive backyard—perfect for entertaining, relaxing, or building your dream ADU. The attached 2-car garage includes a half bath, offering excellent potential for an Junior-ADU conversion, guest suite, or income-producing unit.

Located near parks, schools, and easy freeway access, this move-in ready home is ideal for both homeowners and investors looking to unlock additional value. Don't miss out on this Sylmar gem with modern comforts and future potential!

Built in 1959

Essential Information

MLS® # DW25158508

Price \$725,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,022
Acres	0.16
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Celeste Castillo
Listing Office	Century 21 Allstars

Community Information

Address	13451 Beaver Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	2
# of Garages	2
View	Hills
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Block
Lot Description	ZeroToOneUnitAcre
Roof	Shingle
Construction	Block

Interior

Interior	Laminate
Interior Features	Eat-in Kitchen, All Bedrooms Down

Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Water Softener
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
----------	---------------------

Additional Information

Date Listed	July 12th, 2025
Days on Market	44
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 22nd, 2026 at 2:15am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.