

\$899,999 - 11726 Balboa Boulevard, Granada Hills

MLS® #GD25004745

\$899,999

3 Bedroom, 2.00 Bathroom, 1,762 sqft

Residential on 0 Acres

N/A, Granada Hills,

Awesome Ready to move in a North of Rinaldi Granada Hills home, in a wonderful residential neighborhood Updated 3 Bedroom 2 bath Home, plus family room with 3 car garage. Possible two bedrooms ADU with separate entry. Amazing Floor Plan with updates throughout! Fabulous living and dining Rooms With fireplace, Dimmable Recessed LED Lighting! Lovely Kitchen with Granite Counters, custom Maple cabinets and Breakfast area with direct access to the backyard.

This stunning home has a paid off less than 2 years old Tesla solar system, central A/C with smart thermostat, copper plumbing, laundry room with cabinets, Private back yard with plenty of fruit trees, clean patio, entertaining backyard, and BBQ Island. There is a room for pool, and guest house, Three Car Detached Garage with alley great for possible 2 bedroom ADU with separate entry.

The property is centrally located for commutes, supermarkets, restaurants and schools.

Driving distance to downtown Los Angeles, Burbank, Americana and Glendale Galleria, NOHO district, Old Town Pasadena, and the Rose Parade, JPL. Local LA and Hollywood attractions include the Music Center, Disney Music Hall, and Hollywood Bowl.

This treasured home resonates a feeling of family and comfort and is priced below market and will not last long at this price in this hot market!

Click Media tab to see Virtual tour!



Built in 1977

Essential Information

MLS® #	GD25004745
Price	\$899,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,762
Acres	0.17
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Vartan Markarian
Listing Office	Markarian Realty

Community Information

Address	11726 Balboa Boulevard
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Utilities	See Remarks
Parking Spaces	3
Parking	Garage Faces Rear
# of Garages	3
Garages	Garage Faces Rear
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	All Bedrooms Down, See Remarks
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Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	January 8th, 2025
Days on Market	19
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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