

# \$1,499,000 - 10509 Dempsey Avenue, Granada Hills

MLS® #GD25157671

**\$1,499,000**

4 Bedroom, 4.00 Bathroom, 2,407 sqft

Residential on 0 Acres

N/A, Granada Hills,

Modern Elegance in Granada Hills – Fully Reimagined Single-Story with Permitted ADU

Welcome to this masterfully rebuilt single-story residence in a quiet Granada Hills neighborhood. Sitting on a generous 9,905 sq ft lot, this 2,027 sq ft home has been completely reimaged from the studs up—fully permitted and built to code with top-tier finishes and thoughtful design throughout.

Step inside to a bright, open-concept layout where the living room, dining area, and chef's kitchen flow seamlessly together. A custom bar adds the perfect touch for entertaining, and from the front door, you're greeted with a clear view through 15-foot accordion-style folding doors that open to a stunning backyard—blurring the line between indoor and outdoor living.

To the right of the living space are two spacious bedrooms and a stylish full bathroom. On the left, a hallway leads to a beautifully designed guest bathroom and a separate laundry room with custom cabinetry. At the end, discover the serene primary suite featuring a walk-in closet with built-ins and a spa-like en-suite bathroom wrapped in smooth microcement.

This home is packed with smart and luxury upgrades: brand-new plumbing and electrical,



CRMLS

new HVAC, tankless water heater, insulation, drywall, flooring, windows, doors, paint, stucco, and landscaping. The kitchen is a standout with a Legrand Wiremold systemâ€”eliminating visible outlets from backsplash walls for a clean, modern lookâ€”and ambient under-cabinet lighting that continues into the bar area and primary closet for subtle sophistication.

Custom built-in cabinetry runs throughout the kitchen, bedrooms, laundry room and bathrooms. The kitchen features stainless steel appliances, including a Sub-Zero refrigerator, all paired with high-end finishes and open sightlines.

Step outside into your private oasis, complete with brand-new turf, mature ficus trees, and two custom-built islands featuring a BBQ, sink, and refrigeratorâ€”perfect for hosting or relaxing in style.

The newly constructed 380 sq ft ADU (2025) includes 1 bed, 1 bath, its own address, and full permitsâ€”ideal for guests, rental income, or a home office.

This turnkey gem blends design, technology, and comfort in one of Granada Hillsâ€™ most desirable neighborhoods.

Built in 1956

## **Essential Information**

MLS® #	GD25157671
Price	\$1,499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,407

Acres	0.23
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Artur Nazarian
Listing Office	iHome Realty

## Community Information

Address	10509 Dempsey Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

## Amenities

View	None
Pool	None

## Exterior

Lot Description	TwoToFiveUnitsAcre
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## Interior

Interior Features	All Bedrooms Down, Bar, Built-in Features
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	July 14th, 2025
Days on Market	9
Zoning	LARS
Short Sale	N

RE / Bank Owned N

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