

\$725,000 - 13166 Aztec Street, Sylmar

MLS® #GD25234062

\$725,000

2 Bedroom, 1.00 Bathroom, 957 sqft

Residential on 0 Acres

N/A, Sylmar,

Come discover this unique opportunity located in one of the best parts of Sylmar on a nice, quiet residential street. This charming home features 2 bedrooms and 1 bathroom with 957 sqft of comfortable living space. Large open living room, delightful formal dining room, spacious kitchen with breakfast area, lots of closet space, light and bright open floor plan. Dual pane windows, new flooring, new recessed LED lighting, newer paint. The house is beautifully kept, loved and well taken care of. The one of a kind backyard offers a large covered patio that can be great for your outdoor gatherings or simply enjoying your morning coffee, grassy area, fruit trees, and a big sparkling pool that is an ideal place for large summer parties or to keep the family entertained on hot summer days and nights. The 2-car detached garage has perfect potential for an ADU with room to add, and separate private driveway from the back of the property with automatic gates, which could also serve for an oversize vehicle or RV parking. Located Close to El Cariso and Veterans Park, LA Mission College. Only a short distance to some of the best hiking, biking and horse riding trails. Close to freeways, public transportation, shopping, dining and entertainment. Don't miss this very exceptional opportunity!



Built in 1947

Essential Information

MLS® #	GD25234062
Price	\$725,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	957
Acres	0.14
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Levon Yengibaryan
Listing Office	Coldwell Banker Hallmark

Community Information

Address	13166 Aztec Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Mountain(s), Peek-A-Boo
Has Pool	Yes
Pool	In Ground, Private

Exterior

Lot Description	Rectangular Lot
Windows	Double Pane Windows
Roof	Shingle

Interior

Interior	Laminate
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen

Appliances	Gas Cooktop, Disposal, Refrigerator, Water Heater, Electric Oven
Heating	Central, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	October 8th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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