

\$1,050,000 - 17415 Minnehaha Street, Granada Hills

MLS® #HD25116450

\$1,050,000

4 Bedroom, 2.00 Bathroom, 1,650 sqft

Residential on 0 Acres

N/A, Granada Hills,

BRING ON THE POOL PARTIES Check out this marvelous home located in established Granada Hills neighborhood. Located at the end of a cul-de-sac street with oversized lot. Lovely, maintained homes on the whole street, many long term residents. This family friendly home has just had the whole exterior painted, including eaves, siding, fascia & garage door. Many of the fascia boards were just replaced. As you pull in the brick trimmed driveway, you can't help but notice there is plenty of off street parking with the expansive driveway & attached 2 car garage. The front yard has established landscaping including some shrubs & beautiful rose bushes as you approach the entry. The front porch is enhanced with wrought iron post supports & a wide, custom oak entry door. Step inside to the spacious, airy entry & large kitchen/dining area to the right. Adjacent to the kitchen is a laundry room with plenty of storage cabinets & direct access to the back yard. The living room is open & airy & has wide gridded glass doors to the back yard & pool area-have I mentioned the beautiful sparkling pool? 4 decent sized bedrooms & 2 full bathrooms make this home ideal for the growing family or someone that wants room for an office, workout room, etc. The primary bedroom has a walk in closet. Plenty of room in the back yard for whatever your imagination conjures up! ADU, workshop, room addition-you name it! The pool is sparkling clean & ready, concrete decking surrounds the pool. A brand new wood rear



fence ensures privacy & adds to the aesthetic appeal of the back yard. The side property lines are fenced in block wall & there are iron entry gates at each side of the home, also concrete walkways on both sides of home. There is also a full length rear concrete patio slab at the back of the house. Back yard landscaping & a producing meyer lemon tree complete the back yard picture. Water heater & garbage disposal recently replaced. How about being walking distance to some of the best schools in the area, including Andasol Ave elementary, Patrick Henry middle school & Granada Hills Charter High School. In addition, wonderful shopping areas are within blocks. All in all, this home is the complete package.

Built in 1963

Essential Information

MLS® #	HD25116450
Price	\$1,050,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,650
Acres	0.24
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Teri Bragger
Listing Office	First Team Real Estate-HighDes

Community Information

Address	17415 Minnehaha Street
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills

County Los Angeles
Zip Code 91344

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces 6
Parking Driveway, Garage Faces Front
of Garages 2
Garages Driveway, Garage Faces Front
View None
Has Pool Yes
Pool Gunite, In Ground, Private

Exterior

Exterior Stucco, Wood Siding
Lot Description ZeroToOneUnitAcre, Sprinklers In Front, Lawn, Landscaped
Roof Composition
Construction Stucco, Wood Siding
Foundation Slab

Interior

Interior Carpet, Tile
Interior Features Ceiling Fan(s), Pantry, Solid Surface Counters, All Bedrooms Down, Walk-In Closet(s)
Appliances Dishwasher, Free-Standing Range, Disposal, Gas Water Heater
Heating Forced Air
Cooling Central Air
Fireplace Yes
Fireplaces Living Room
of Stories 1
Stories One

School Information

District Los Angeles Unified
High Granada Hills Charter

Additional Information

Date Listed May 24th, 2025

Days on Market	8
Short Sale	N
RE / Bank Owned	N

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