

\$950,000 - 13493 Fellows Avenue, Sylmar

MLS® #IV25145936

\$950,000

3 Bedroom, 2.00 Bathroom, 1,710 sqft

Residential on 0 Acres

N/A, Sylmar,

Stylishly Updated Home with RV Parking, Detached Garage & ADU Potential

Welcome to this beautifully maintained 3-bedroom, 2-bathroom home offering 1,710 square feet of upgraded living space. The recently remodeled kitchen features custom cabinetry, stainless steel appliances, and striking granite countertops—all overlooking the spacious dining area for easy entertaining. Enjoy the comfort of new high-quality flooring throughout, complete with a transferable warranty, elegant crown molding, dual pane windows, plantation shutters, and updated LED lighting. The A/C has been recently serviced, and a whole house fan and Nest thermostat add extra energy efficiency. New Water Heater with transferable warranty.

The detached garage, enclosed breezeway (perfect for a home office, gym, or playroom), and included shipping container offer endless flexibility. With two large driveways, a gated backyard, and plenty of parking—including RV space—this property is perfect for expansion. There's room to add an ADU and still enjoy the low-maintenance landscaping in both front and rear yards.

Conveniently located near schools, hospitals, parks, and freeway access, this home checks all the boxes for comfort, style, and potential. Don't miss this unique opportunity!



Built in 1965

Essential Information

MLS® #	IV25145936
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,710
Acres	0.25
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Jeannine Brown
Listing Office	JEANNINE M BROWN, BROKER

Community Information

Address	13493 Fellows Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	13
Parking	Direct Access, Driveway, Garage, Carport, Gated
# of Garages	2
Garages	Direct Access, Driveway, Garage, Carport, Gated
View	Mountain(s)
Pool	None

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows, Plantation Shutters
Roof	Shingle
Construction	Stucco

Interior

Interior	Laminate
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Block Walls, Breakfast Bar, Entrance Foyer, Granite Counters, Pantry, Walk-In Pantry
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator, Free-Standing Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
Elementary	Sylmar
Middle	Olive Vista
High	Sylmar

Additional Information

Date Listed	July 11th, 2025
Days on Market	23
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 30th, 2026 at 2:50pm 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.