

# \$548,000 - 14306 Aztec Street, Sylmar

MLS® #P1-22716

**\$548,000**

3 Bedroom, 1.00 Bathroom, 1,303 sqft

Residential on 0 Acres

N/A, Sylmar,

Located in the heart of Sylmar, this 3-bedroom, 1-bathroom home presents a prime opportunity for investors or buyers ready to restore and reimagine a property with potential. Situated on a generous lot, the home offers ample outdoor space for expansion, entertaining, or ADU possibilities. The backyard is easily accessible via a convenient rear alley, providing flexibility for additional parking, work vehicles, or future development. Inside, the property reflects deferred maintenance, making it a true fixer with value to add. Original hardwood floors and a fireplace add character to the main living space, while large windows and sliding doors offer natural light and views into the spacious yard. There is also a second bathroom not reflected on title; buyers are advised to verify permits and conduct their own due diligence. Being sold strictly in as-is condition, this property is ideal for those with vision and ambition.

Built in 1948

## Essential Information

MLS® #	P1-22716
Price	\$548,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,303



Acres	0.21
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Mark Macfarlane
Listing Office	Vimvi California

## Community Information

Address	14306 Aztec Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Driveway, On Street
# of Garages	2
Garages	Driveway, On Street
View	None
Pool	None

## Exterior

Exterior	Frame, Stucco
Exterior Features	Rain Gutters
Lot Description	Landscaped, Lawn, Sprinklers None, Street Level
Roof	Shingle
Construction	Frame, Stucco
Foundation	Raised

## Interior

Interior	Tile, Vinyl, Wood
Interior Features	Ceiling Fan(s), Eat-in Kitchen, Separate/Formal Dining Room, Tile Counters
Appliances	Gas Range

Heating	None
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Decorative, Living Room
# of Stories	1
Stories	One

## School Information

Middle	Olive Vista
--------	-------------

## Additional Information

Date Listed	June 12th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 16th, 2026 at 1:35am 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.