

# \$1,150,000 - 11830 Babbitt Avenue, Granada Hills

MLS® #P1-23652

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## \$1,150,000

4 Bedroom, 3.00 Bathroom, 2,240 sqft  
Residential on 0 Acres

N/A, Granada Hills,

Perched in the hills of Granada Hills, this contemporary view residence offers a harmonious blend of architectural style and refined comfort. A striking Spanish portico and grand double doors open to an airy interior bathed in natural light. The soaring-ceiling living room features a modern fireplace, rich wood floors, and oversized picture windows. The formal dining room features a designer chandelier and breathtaking views. The gourmet kitchen delights with marble floors, refinished cabinetry, stainless-steel appliances, and generous counter space. The open floor plan leads to an adjoining breakfast area and expansive great/family room both open to a spacious view patio through updated sliding glass doors, ideal for indoor-outdoor living. The backyard is an entertainer's paradise--very private with space for both a dining and sofa set and complete with an elegant covered trellis topped with skylights, wrought-iron railings, and 180-degree views of the San Fernando Valley. Upstairs, the primary suite is a serene retreat with abundant light, endless views, and an oversized closet with a stylish barn door. The primary bath boasts dual vanities, a frameless glass shower, and new contemporary fixtures. Three additional bedrooms are generously proportioned and light-filled, served by a beautiful hall bath with new fixtures and recessed lights. Additional highlights include a dedicated laundry room with custom cabinetry, a two-car garage with built-ins and workspace, fresh interior paint,



updated windows, and new recessed lighting. Located moments from parks, premier dining, shopping, and award-winning schools, this exceptional home offers the very best of Granada Hills living.

Built in 1975

### Essential Information

MLS® #	P1-23652
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,240
Acres	0.25
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Pei Chang
Listing Office	Berkshire Hathaway Home Servic

### Community Information

Address	11830 Babbitt Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

### Amenities

Parking Spaces	2
Parking	Direct Access, Door-Single, Driveway, Garage, Storage
# of Garages	2
Garages	Direct Access, Door-Single, Driveway, Garage, Storage
View	Mountain(s), Panoramic

Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinklers Timer, Sprinkler System
Windows	Blinds, Double Pane Windows
Roof	Shingle
Foundation	Slab

## Interior

Interior	Carpet, Stone, Wood
Interior Features	All Bedrooms Up, Breakfast Area, Built-in Features, Granite Counters, High Ceilings, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Electric Oven, Gas Cooktop, Range Hood, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## School Information

Elementary	El Oro
High	Granada Hills Charter

## Additional Information

Date Listed	August 12th, 2025
Days on Market	39
Short Sale	N
RE / Bank Owned	N

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