

\$1,150,000 - 9534 Tujunga Cyn Boulevard, Tujunga

MLS® #PF25237926

\$1,150,000

3 Bedroom, 2.00 Bathroom, 1,511 sqft

Residential on 0 Acres

N/A, Tujunga,

Large Lot! Experience the Ease of Single-Level Living â€“ Welcome to 9534 Tujunga Canyon Blvd.

Perfectly positioned near the border of La Crescenta and just across from the beloved Fehlbauer-Houk Park, this beautifully updated 3-bedroom, 2-bath home offers the ideal blend of privacy, convenience, and natural beauty. Step inside to a light-filled open-concept living area, where vaulted ceilings create an airy sense of spaceâ€”perfect for both relaxed everyday living and effortless entertaining. Updated in 2025, the remodeled chefâ€™s kitchen is a showpiece, wrapped in elegant quartz and centered around an oversized island that provides abundant workspace, storage, and casual seating. Both bathrooms have been tastefully updated in 2025 with marble-topped vanities, designer tile, and modern finishesâ€”one featuring a luxurious walk-in shower. Each of the spacious bedrooms offers serene garden or park views, bringing the outdoors in and creating a peaceful retreat. Outside, the property continues to impress with a two-car garage, a large driveway, and an additional circular drive providing ample parking for multiple vehiclesâ€”or even an RV. The expansive backyard, shaded by mature oak trees, offers exceptional privacy and endless possibilities: add a pool, build an ADU, or design the ultimate entertainerâ€™s paradise. A Tuff Shed provides additional storage. With its tranquil setting, modern updates, and



incredible potential, this home is a rare find in a highly sought-after area. Donâ€™t miss this opportunity to make 9534 Tujunga Canyon Blvd your own private sanctuary.

Built in 1956

Essential Information

MLS® #	PF25237926
Price	\$1,150,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,511
Acres	0.21
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Rachel Ashton
Listing Office	Real Broker

Community Information

Address	9534 Tujunga Cyn Boulevard
Area	659 - Sunland/Tujunga
Subdivision	N/A
City	Tujunga
County	Los Angeles
Zip Code	91042

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	7
Parking	Door-Multi, Direct Access, Garage, Asphalt, Circular Driveway, Driveway Up Slope From Street, Off Street, Oversized
# of Garages	2
Garages	Door-Multi, Direct Access, Garage, Asphalt, Circular Driveway, Driveway Up

	Slope From Street, Off Street, Oversized
View	Mountain(s), Park/Greenbelt
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Exterior Features	Awning(s)
Lot Description	ZeroToOneUnitAcre, Near Park
Windows	Double Pane Windows
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior Features	Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Quartz Counters, All Bedrooms Down
Appliances	Dishwasher, Disposal, Gas Range, Refrigerator, Water Heater, ENERGY STAR Qualified Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
Elementary	Mountain View
High	Verdugo Hills

Additional Information

Date Listed	October 11th, 2025
Days on Market	31
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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