

# \$749,000 - 11031 Arbuckle Avenue, San Fernando

MLS® #SN25105755

**\$749,000**

2 Bedroom, 1.00 Bathroom, 905 sqft

Residential on 0 Acres

N/A, San Fernando,

Welcome to 11031 Arbuckle Ave! This cozy 2-bedroom, 1-bath home is full of charm and sits behind a classic white picket fence in the heart of Mission Hills. Inside, you'll find a bright living room with wood-style floors, and lots of natural light. The kitchen has cheerful yellow and white cabinets and a warm, farmhouse feel.

With most of the lot square footage being in the backyard, enjoy the extra large space with a screened-in patio—perfect for relaxing or entertaining. Other features include central A/C and heat, dual-pane windows, and an attached 1-car garage.

Located in the desirable and busy San Fernando Valley, this home offers both comfort and convenience.



Built in 1951

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SN25105755              |
| Price          | \$749,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 905                     |
| Acres          | 0.14                    |
| Year Built     | 1951                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |

|                |   |
|----------------|---|
| Status         | Closed                                  |
| Listing Agent  | Jordan Salts                            |
| Listing Office | EXP Realty of Northern California, Inc. |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11031 Arbuckle Avenue |
| Area        | MHL - Mission Hills   |
| Subdivision | N/A                   |
| City        | San Fernando          |
| County      | Los Angeles           |
| Zip Code    | 91345                 |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 1                                     |
| Parking        | Driveway Up Slope From Street, Garage |
| # of Garages   | 1                                     |
| Garages        | Driveway Up Slope From Street, Garage |
| View           | None                                  |
| Pool           | None                                  |

## Exterior

|                 |   |
|-----------------|---|
| Exterior        | Copper Plumbing                           |
| Lot Description | Back Yard, Rectangular Lot, Value In Land |
| Construction    | Copper Plumbing                           |
| Foundation      | Raised                                    |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Laminate  |
| Interior Features | Ceiling Fan(s), Storage, Attic, Laminate Counters                           |
| Appliances        | Gas Oven, Gas Range, Gas Water Heater, Water To Refrigerator, Dryer, Washer |
| Heating           | Natural Gas   |
| Cooling           | Central Air   |
| Fireplaces        | None  |
| # of Stories      | 1   |
| Stories           | One   |

## School Information

|          |                       |
|----------|-----------------------|
| District | San Francisco Unified |
|----------|-----------------------|

## Additional Information

Date Listed May 12th, 2025

Days on Market 14

Zoning LAR1

Short Sale N

RE / Bank Owned N

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