

# **\$1,349,000 - 12536 Fraser Avenue, Granada Hills**

MLS® #SR24241812

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## **\$1,349,000**

4 Bedroom, 3.00 Bathroom, 2,909 sqft  
Residential on 0 Acres

N/A, Granada Hills,

Price Improved on this Granada Hills  
Single-Story Pool Home

A spacious 4-bedroom, 2.5-bathroom single-story home offering over 2,900 square feet of living space on a generous 0.26-acre lot. Located in a quiet, tree-lined neighborhood, this home is perfect for buyers looking to personalize a property with solid bones and endless possibilities.

Step inside to find a well-designed layout, featuring expansive living and dining areas anchored by a cozy fireplace, ideal for gatherings and entertaining. The converted garage, complete with a shower, provides a versatile bonus space that can easily serve as a guest suite, home office, gym, or studio.

The backyard is a private oasis, featuring a sparkling pool, mature landscaping, and a covered patio, perfect for outdoor dining, entertaining, or simply relaxing under the California sun. The large lot offers ample space for additional enhancements, allowing you to create your ideal retreat.

With its strong foundation and potential for customization, this home presents a unique opportunity to create something truly special. Conveniently located near top-rated schools, parks, and shopping, this property offers the perfect combination of location, space, and opportunity.



Donâ€™t miss your chance to own this incredible home in one of Granada Hillsâ€™ most desirable neighborhoods. Schedule your private showing today and start imagining the possibilities!

Built in 1967

**Essential Information**

MLS® #	SR24241812
Price	\$1,349,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,909
Acres	0.26
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Debi Ardi
Listing Office	Mickie Ardi Realty

**Community Information**

Address	12536 Fraser Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

**Amenities**

Utilities	Sewer Connected
Parking	Driveway, Converted Garage
Garages	Driveway, Converted Garage
View	Mountain(s)

Has Pool	Yes
Pool	Private

**Exterior**

Lot Description	ZeroToOneUnitAcre
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**Interior**

Interior	Laminate, Tile
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

**School Information**

District	Los Angeles Unified
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**Additional Information**

Date Listed	December 2nd, 2024
Days on Market	65
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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