

\$1,199,500 - 11907 Louise Avenue, Granada Hills

MLS® #SR25031124

\$1,199,500

3 Bedroom, 3.00 Bathroom, 2,385 sqft

Residential on 1 Acres

N/A, Granada Hills,

Welcome to this desirable, fully gated two-story residence spanning 2,385 square feet, situated in a tranquil neighborhood north of Rinaldi Street. Located within the boundaries of the award-winning Granada Hills Charter High School, this home boasts excellent curb appeal, enhanced by natural stone accents on the driveway ribbons, facade, and elegant white wrought iron gates.

The grand double-door entry opens to a striking two-story tiled foyer. Designed for versatility, the open floor plan offers flexible living spaces, including a sophisticated office or library with French doors and crown molding—easily adaptable as an additional bedroom. The step-down formal living room, featuring mullioned corner windows, flows seamlessly into the formal dining room, highlighted by a curved wall of windows. A convenient butler's pantry connects to the bright and spacious kitchen, which is appointed with granite countertops, a high tray ceiling, and a sunny breakfast nook with French door access to the back patio. The expansive family room, complete with a natural stone fireplace, wet bar, and French door access to the backyard, provides a warm and inviting space for gatherings. A dedicated laundry room and a $\frac{3}{4}$ bathroom complete the main level. The luxurious primary suite serves as a private retreat, offering a double-door entry, fireplace, and an en-suite bath with a soaking tub and separate shower. Two additional generously sized bedrooms



share a well-appointed full hall bath. Designed for both relaxation and entertaining, the backyard features terraced planting areas, a built-in BBQ, a spa, a decorative fountain, and a spacious stone patio. Conveniently located near premier shopping, dining, and entertainment options, as well as recreational venues like Knollwood Country Club, this exceptional property also offers easy access to major transportation routes. Don't miss this rare opportunity to own a stunning home in a prime location!

Built in 1985

Essential Information

MLS® #	SR25031124
Price	\$1,199,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	2,385
Acres	0.62
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stephanie Vitacco
Listing Office	Equity Union

Community Information

Address	11907 Louise Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Parking Spaces	2
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Parking	Driveway, Garage Faces Front, Garage, Concrete, Door-Single, Driveway Up Slope From Street, Electric Gate, Gated, Side By Side
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage, Concrete, Door-Single, Driveway Up Slope From Street, Electric Gate, Gated, Side By Side
View	None
Pool	None
Security	Security Gate

Exterior

Exterior	Stucco, Frame, Stone
Exterior Features	Barbecue
Lot Description	Back Yard, Front Yard, Lawn, Sloped Up, Steep Slope, Yard
Windows	Blinds
Construction	Stucco, Frame, Stone

Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, Bedroom on Main Level, Coffered Ceiling(s), Crown Molding, Entrance Foyer, High Ceilings, Pantry, Primary Suite, Tile Counters, Two Story Ceilings, Wet Bar
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Primary Bedroom, Raised Hearth
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
Elementary	El Oro
Middle	Frost
High	Granada Hills

Additional Information

Date Listed	February 12th, 2025
Days on Market	9
Zoning	LARE15

Short Sale N
RE / Bank Owned N

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