

MLS® #SR25032103

3 Bedroom, 1.00 Bathroom, 1,313 sqft
Residential on 0 Acres

Discover the perfect blend of comfort, style, and potential with this remarkable 3-bedroom, 1-bathroom home, available for the first time ever! Nestled on a generous 6,198 sqft corner lot, this residence offers an exceptional living experience in the heart of Pacoima. Inside, you'll be welcomed by a thoughtfully designed floor plan that balances functionality with inviting charm. The updated kitchen is ideal for culinary adventures, featuring modern finishes, sleek cabinetry, and stainless steel appliances that make every meal a pleasure to prepare. The remodeled bathroom offers a contemporary touch, designed with both style and practicality in mind. Throughout the home, upgraded flooring provides a cohesive and modern aesthetic, enhancing each room's ambiance. The family room exudes warmth and comfort, centered around a cozy fireplace that creates the perfect space for gathering with loved ones or unwinding after a long day. Large windows allow natural light to pour in, brightening the interiors and enhancing the home's welcoming atmosphere. A standout feature of this property is the oversized 3-car garage. Whether you're an automotive enthusiast, looking for additional storage, or envisioning a creative space, this garage is versatile enough to meet your needs. Additionally, the garage presents an incredible opportunity for an ADU conversion. This could generate additional rental income or serve as a guest suite, home office, or studio—adding valuable versatility to the property. The



expansive outdoor space offers endless possibilities for entertainment, gardening, or future home expansions. Imagine hosting summer barbecues, cultivating your dream garden, or simply enjoying the Southern California sunshine in your private yard. The corner lot not only enhances privacy but also offers additional space for creative landscaping or outdoor enhancements. Convenience is a key advantage of this property, with its prime location offering easy access to the 5 and 118 freeways—ideal for commuters. The home is just minutes away from Whiteman Airport, providing easy travel options, and the scenic Hansen Dam, where outdoor recreation is abundant. Whether you’re enjoying hiking trails, picnics, or simply exploring nature, you'll have it all within reach. This home isn't just a place to live; it’s a place to thrive. Offering both comfort and opportunity, it's perfect for those seeking a forever home or a smart investment with future rental potential.

Built in 1949

Essential Information

MLS® #	SR25032103
Price	\$725,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,313
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sonia Avila
Listing Office	JohnHart Real Estate

Community Information

Address	13532 Pierce Street
Area	PAC - Pacoima
Subdivision	N/A
City	Pacoima
County	Los Angeles
Zip Code	91331

Amenities

Parking Spaces	3
Parking	RV Access/Parking
# of Garages	3
Garages	RV Access/Parking
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
-----------------	-------------------

Interior

Interior	Wood, Laminate
Interior Features	Unfurnished
Appliances	Dishwasher, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
----------	---------------------

Additional Information

Date Listed	February 5th, 2025
Days on Market	22
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 25th, 2025 at 8:51am PST.

This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.