

\$799,000 - 8318 Blewett Avenue, North Hills

MLS® #SR25032157

\$799,000

3 Bedroom, 2.00 Bathroom, 1,222 sqft
Residential on 0 Acres

N/A, North Hills,

Welcome to this charming mid-century home located in a sought-after "North Hills West" neighborhood, tucked away on a quiet cul-de-sac street. This beautiful property boasts 3 spacious bedrooms, 2 beautifully updated bathrooms, and a fantastic open layout that blends both entertainment and relaxation seamlessly. Upon entering, you'll be greeted by an open floor plan with clean wood laminate floors throughout the living areas, illuminated by an abundance of natural light from large windows. The inviting living room, with its view of the front yard, flows effortlessly into the adjacent dining room, featuring an elegant chandelier. The remodeled kitchen is the heart of the home, offering quartz countertops, stainless steel appliances, pristine white shaker cabinets, stylish hardware finishes, and floating shelves. It's equipped with a gas range, oven, vent hood, dishwasher, refrigerator, and pantry, along with a convenient laundry area for added practicality. Step outside to your own private backyard retreat. The expansive covered patio is perfect for outdoor dining and entertaining, and the grassy area offers plenty of space for recreation. Garden boxes await your green thumb, ideal for growing your own vegetables. The east-facing orientation allows for morning sunlight and afternoon shade, making it the perfect spot to unwind. The spacious primary bedroom features a ceiling fan, ample closet space, and access to a beautifully updated hallway bathroom with a



dual-sink quartz vanity, complemented by a shower over the tub. The two additional bedrooms are equally bright and generously sized, offering plenty of closet space. The stylish 3/4 bathroom, located off the third bedroom, is designed with a custom-tiled stall shower and a pedestal sink. This home has been thoughtfully updated with most of the plumbing replaced with copper, interior raised-panel doors, central air and heat, most dual pane windows and a 100 amp electrical panel. The attached two-car garage, a great possible ADU conversion, and the large concrete driveway provide plenty of parking. Conveniently located near schools, shopping, dining, and major freeways, this home offers everything you need to create lasting memories with family and friends. Don't miss the opportunity to make it yours!

Built in 1953

Essential Information

MLS® #	SR25032157
Price	\$799,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	0.18
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Michael Galieote
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	8318 Blewett Avenue
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Area	NOH - North Hills
Subdivision	N/A
City	North Hills
County	Los Angeles
Zip Code	91343

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Driveway, Garage
# of Garages	2
Garages	Concrete, Driveway, Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Frame, Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Rectangular Lot
Windows	Blinds, Double Pane Windows
Roof	Composition
Construction	Frame, Stucco
Foundation	Raised

Interior

Interior	Laminate, Wood
Interior Features	Ceiling Fan(s), Open Floorplan, Quartz Counters
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Vented Exhaust Fan, Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	February 20th, 2025
Days on Market	8
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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