

# **\$925,000 - 11117 Parr Avenue, Sunland**

MLS® #SR25032369

**\$925,000**

3 Bedroom, 2.00 Bathroom, 1,575 sqft

Residential on 0 Acres

N/A, Sunland,

Welcome to 11117 Parr Avenue. This beautiful 3 bedroom, 1.5 bathroom home is located on a quiet cul-de-sac with mountain views! This home is 1,575 SF with a 2-car detached garage. As you enter you are greeted with beautiful laminate flooring throughout, spacious living room with fireplace and ceiling fan and eat-in kitchen. The updated kitchen features granite countertops and newly refinished wood cabinets. There is a half bath and laundry room adjacent to the kitchen. There are three generously sized bedrooms. The hall bathroom has been updated with a newer vanity and shower tile. Other features include: New paint throughout, New thermostat, New refinished kitchen cabinets, Newer roof (2018), Newer Heat Pump, Whole house fan, dual paned windows, Newer A/C unit, low maintenance front and backyard with drip system. Close to shopping, restaurants, schools, hiking, freeway and more!



Built in 1959

## **Essential Information**

|                |            |
|----------------|------------|
| MLS® #         | SR25032369 |
| Price          | \$925,000  |
| Bedrooms       | 3          |
| Bathrooms      | 2.00       |
| Full Baths     | 1          |
| Half Baths     | 1          |
| Square Footage | 1,575      |

|                |                              |
|----------------|------------------------------|
| Acres          | 0.14                         |
| Year Built     | 1959                         |
| Type           | Residential                  |
| Sub-Type       | Single Family Residence      |
| Style          | Ranch                        |
| Status         | Closed                       |
| Listing Agent  | Danielle Nieves              |
| Listing Office | Keller Williams North Valley |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11117 Parr Avenue     |
| Area        | 659 - Sunland/Tujunga |
| Subdivision | N/A                   |
| City        | Sunland               |
| County      | Los Angeles           |
| Zip Code    | 91040                 |

## Amenities

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

## Exterior

|                 |   |
|-----------------|---|
| Lot Description | ZeroToOneUnitAcre, Drip Irrigation/Bubblers |
| Windows         | Double Pane Windows                         |
| Roof            | Composition                                 |
| Foundation      | Raised                                      |

## Interior

|                   |  |
|-------------------|--|
| Interior          | Laminate   |
| Interior Features | Ceiling Fan(s), Eat-in Kitchen, Granite Counters, Galley Kitchen |
| Appliances        | Dishwasher, Gas Cooktop, Disposal, Microwave                     |
| Heating           | Heat Pump  |

|              |                     |
|--------------|---------------------|
| Cooling      | Wall/Window Unit(s) |
| Fireplace    | Yes                 |
| Fireplaces   | Living Room         |
| # of Stories | 1                   |
| Stories      | One                 |

## School Information

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

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | March 5th, 2025 |
| Days on Market  | 3               |
| Zoning          | LAR1            |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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