

# \$849,999 - 11425 Gaviota Ave, Granada Hills

MLS® #SR25055442

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## \$849,999

4 Bedroom, 2.00 Bathroom, 1,389 sqft  
Residential on 0 Acres

N/A, Granada Hills,

Charming 4-Bedroom, 2-Bath Home in a Great Location, Granada Hills – A Must-See! This well-maintained, long-term owner home is a true gem! Nestled in a quiet, desirable neighborhood, this 1,389 sq. ft. home sits on a generous 9,103 sq. ft. corner lot with incredible potential—perfect for adding an ADU (Accessory Dwelling Unit) or creating your dream outdoor space. With four spacious bedrooms and two bathrooms, including a master suite with its own private bath, this home provides comfort and room to grow. The open layout invites natural light into every room, creating a warm and inviting atmosphere. Step outside to the backyard, where you'll find a covered patio, perfect for relaxing or entertaining year-round. The backyard also includes a private driveway and block wall fencing for privacy and security. This fantastic home is ideally located with easy access to the 5, 405, and 118 freeways, plus nearby shopping centers and schools, offering both convenience and tranquility. The two-car garage adds even more value and storage. A long-term owner has taken great care of this property, and now it's your opportunity to make it your own—their loss is your gain! Don't miss out on this incredible opportunity in a prime location!

Built in 1958

## Essential Information



MLS® #	SR25055442
Price	\$849,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,389
Acres	0.21
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Juan Alderete
Listing Office	Park Regency Realty

### Community Information

Address	11425 Gaviota Ave
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

### Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

### Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre
Roof	Shingle
Construction	Stucco
Foundation	Slab

### Interior

Interior	Carpet, Laminate
Interior Features	Separate/Formal Dining Room, All Bedrooms Down
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	March 11th, 2025
Days on Market	2
Short Sale	N
RE / Bank Owned	N

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