

# **\$799,990 - 12976 Alexander Street, Sylmar**

MLS® #SR25059445

**\$799,990**

4 Bedroom, 2.00 Bathroom, 1,718 sqft

Residential on 0 Acres

N/A, Sylmar,

Welcome to this lovely home nestled in the foothills of Sylmar. This charming home has 4 bedrooms, 2 bathrooms and is perfect for a large family. Home features central air & heating, kitchen and dining area have upgraded wood / laminate flooring, good size dining area and separate breakfast area. The family's chef will enjoy the kitchen with upgraded cabinets and counter tops, garden window which brings in plenty of light.

The living room with fireplace is perfect for those cold winter nights. The backyard complete with private patio has a relaxing and peaceful. Perfect for family and guests for those nice summer nights. The backyard also has grapefruit, Avocado, figs and pomegranate trees. Home has a 2 car garage and is just minutes from shopping, freeways, parks and college.



Built in 1965

## **Essential Information**

MLS® # SR25059445

Price \$799,990

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,718

Acres 0.17

Year Built 1965

Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Francisco Jimenez
Listing Office	Park Regency Realty

## Community Information

Address	12976 Alexander Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Utilities	Phone Available, Sewer Connected, Cable Connected, Electricity Connected, Natural Gas Connected, Overhead Utilities, Water Connected
Parking Spaces	2
Parking	Garage, Concrete, Door-Single, Driveway Down Slope From Street, Garage Door Opener, Private
# of Garages	2
Garages	Garage, Concrete, Door-Single, Driveway Down Slope From Street, Garage Door Opener, Private
View	Mountain(s), Hills, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Blown-In Insulation, Drywall, Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers None, Trees
Windows	Blinds, Double Pane Windows, Drapes, Garden Window(s), Wood Frames
Roof	Composition, Ridge Vents
Construction	Blown-In Insulation, Drywall, Stucco
Foundation	Slab

## Interior

Interior	Carpet, Vinyl
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Interior Features	Built-in Features, Ceiling Fan(s), Stone Counters, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Crown Molding, Separate/Formal Dining Room, Solid Surface Counters, Utility Room
Appliances	Dishwasher, Disposal, Refrigerator, Double Oven, Gas Cooktop, Gas Oven, Gas Water Heater, Range Hood, Water Heater, Water To Refrigerator
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air, Attic Fan, Electric
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 16th, 2025
Days on Market	50
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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