

# \$1,250,000 - 11360 Ruggiero Avenue, Sylmar

MLS® #SR25097450

**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 2,258 sqft

Residential on 0 Acres

N/A, Sylmar,

Rare opportunity in the heart of Sylmar. This fully remodeled 4-bedroom, 3-bathroom home offers 2258 square feet of thoughtfully upgraded living space, featuring high ceilings, laminate flooring, spacious bedrooms, and an open-concept living room perfect for everyday living and entertaining.

The property includes a brand new, spacious ADU, ideal for extended family, rental income, or a private home office. Sitting on an oversized lot, the backyard offers incredible development potential with approved blueprints and permits in place for two additional houses, supported by plans for two septic tanks.

Whether you are looking for a move-in ready home with income potential or a long-term investment with major upside, this unique offering delivers space, flexibility, and opportunity in a prime Sylmar location.



Built in 1956

## Essential Information

MLS® #	SR25097450
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,258

Acres	0.41
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cesar Galvan-cervantes
Listing Office	JohnHart Real Estate

## Community Information

Address	11360 Ruggiero Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

View	City Lights, Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Laminate
Interior Features	All Bedrooms Down, Bedroom on Main Level, Ceiling Fan(s), Main Level Primary
Appliances	Gas Cooktop, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 23rd, 2025
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Days on Market	62
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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