

# **\$599,999 - 10824 Foothill Boulevard, Sylmar**

MLS® #SR25105239

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## **\$599,999**

3 Bedroom, 2.00 Bathroom, 1,264 sqft  
Residential on 0 Acres

N/A, Sylmar,

Value-Add Opportunity in Prime Sylmar, RV Access, and Endless Potential Welcome to this 3-bedroom, 2-bathroom home offering 1,264 sq. ft. of thoughtfully designed living space on a sprawling 10,205 sq. ft. LARA-zoned lot in a peaceful Sylmar neighborhood, adjacent to Lakeview Terrace. Enjoy close proximity to Orcas Park, Hansen Dam, and nearby equestrian facilities, with easy access to the 210 freeway and a short drive to Burbank, Pasadena, and Glendale. This well-maintained home features a spacious primary bedroom with en-suite bathroom, a front family/receiving room, a separate living room (fireplace in living room), and a dedicated dining room, offering plenty of space for both daily living and entertaining. Additional highlights include retrofit windows, a raised foundation, and a newer roof installed in 2015. The home is move-in ready with only minor cosmetic updates needed. The 10,205 sq. ft. lot offers RV access and incredible flexibility—perfect for equipment, extra vehicles, or recreational use. There's also excellent potential to expand the main residence, add an ADU, or build a large garage or workshop, making this an outstanding value-add opportunity. Buyers and buyer's agents to verify all permits, square footage, and zoning requirements. Don't miss this rare chance to own a versatile property with serious upside in a prime location!



Built in 1922

**Essential Information**

MLS® #	SR25105239
Price	\$599,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,264
Acres	0.23
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Juan Alderete
Listing Office	Park Regency Realty

**Community Information**

Address	10824 Foothill Boulevard
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

**Amenities**

Parking	Carport
Garages	Carport
View	Mountain(s), None
Pool	None

**Exterior**

Exterior	Stucco
Lot Description	Rectangular Lot
Roof	Shingle
Construction	Stucco

**Interior**

Interior	Carpet, Laminate
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Interior Features	All Bedrooms Down, Tile Counters
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	14
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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