

# \$1,275,000 - 13650 Fenton Avenue, Sylmar

MLS® #SR25108661

**\$1,275,000**

4 Bedroom, 3.00 Bathroom, 2,589 sqft

Residential on 1 Acres

N/A, Sylmar,

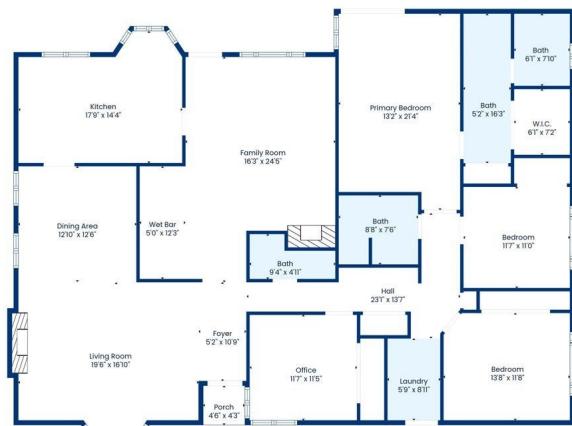
Endless Potential on Over Half an Acre in Sylmar. Welcome to this much-loved family home, now ready for its next chapter. Situated on an expansive 24,092 sq ft lot, this single-story home offers the rare combination of space, privacy, and endless opportunity to renovate, remodel, or reimagine your dream home. Inside, you'll find 4 bedrooms, 2.5 bathrooms, and 2,589 sq ft of comfortable living space. The living room features a cozy fireplace and flows into the formal dining area, while the kitchen includes a bright breakfast nook and abundant storage. The spacious family room offers a second fireplace and a built-in bar — perfect for entertaining. The oversized primary suite includes a walk-in closet, en suite bath, and direct access to the patio and above-ground pool. Step outside to your private, expansive backyard, ideal for relaxing, playing, or hosting large gatherings. The upper yard has water and electrical connections — perfect for a future ADU, workshop, or garden oasis. Additional highlights include a 3-car garage, extended driveway parking, and easy access to the rear yard for your toys, tools, or future projects. This is a rare opportunity to create a forever home with space to grow in every direction.

Built in 1983

## Essential Information

MLS® #

SR25108661



Price	\$1,275,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,589
Acres	0.57
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Jane Bishop
Listing Office	Jane Bishop

## Community Information

Address	13650 Fenton Avenue
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Parking Spaces	3
Parking	Garage
# of Garages	3
Garages	Garage
View	None
Has Pool	Yes
Pool	Private, Above Ground, Filtered

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior Features	Bedroom on Main Level, Main Level Primary, Bar
Appliances	Water Heater
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 20th, 2025
Days on Market	13
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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