

# **\$974,500 - 11166 Amestoy Avenue, Granada Hills**

MLS® #SR25116410

**\$974,500**

4 Bedroom, 2.00 Bathroom, 1,325 sqft

Residential on 0 Acres

N/A, Granada Hills,

Welcome to this beautifully upgraded 4-bedroom, single-story home located in the highly sought-after "West of Balboa" neighborhood of Granada Hills. Situated within the award-winning Granada Hills Charter School boundaries, this turnkey residence combines style, comfort, and convenience.

Step inside to an open and airy floor plan filled with natural light. Recently updated, the home features luxury vinyl plank flooring, neutral designer paint, and dual-paned windows with plantation shutters throughout. The gourmet kitchen is a chef's dream, boasting a large center island with seating, quartz countertops, a striking glass backsplash, stainless steel appliances, and abundant cabinet space.

The private primary suite includes an en-suite bathroom and is thoughtfully separated from the three additional bedrooms and full guest bath. A built-in surround sound system enhances both the living room and backyard, offering a seamless indoor/outdoor entertaining experience.

The spacious backyard is perfect for gatherings, complete with a covered patio with pavers, BBQ area, fire pit, large grassy lawn, and multiple fruit trees. The expansive front yard also features mature landscaping and fruit trees. Parking is a breeze with an attached two-car garage and an additional covered carport for extra vehicles or guests.



With easy access to freeways, parks, shopping, and dining, this home truly has it all. Don't miss this must-see gem in a prime Granada Hills location!

Built in 1954

## Essential Information

MLS® #	SR25116410
Price	\$974,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,325
Acres	0.18
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Holly Thompson
Listing Office	RE/MAX of Santa Clarita

## Community Information

Address	11166 Amestoy Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Carport, Direct Access, Garage
# of Garages	2
Garages	Carport, Direct Access, Garage

View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Wood Siding
Exterior Features	Barbecue, Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Sprinkler System, Street Level, Yard
Windows	Double Pane Windows, Plantation Shutters
Roof	Composition
Construction	Stucco, Wood Siding
Foundation	Slab

## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Quartz Counters, Recessed Lighting, Storage, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Pull Down Attic Stairs
Appliances	Dishwasher, Gas Oven, Microwave, Self Cleaning Oven, Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Los Alamitos Unified
High	Granada Hills Charter

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	6
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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