

\$899,000 - 11829 Balboa Boulevard, Granada Hills

MLS® #SR25119837

\$899,000

3 Bedroom, 3.00 Bathroom, 2,102 sqft
Residential on 0 Acres

N/A, Granada Hills,

Spacious Single-Story Granada Hills Home with Open Floor Plan and ADU Potential- Discover comfort, space, and opportunity at 11829 Balboa Blvd, a well-maintained single-story home located north of Rinaldi in a sought-after Granada Hills neighborhood. Just minutes from Knollwood Country Club and Knollwood Plaza, this over 2,100 sq ft home blends functionality with style.

Step into a light-filled open floor plan featuring a formal entry, an inviting family room with a beautiful stone wood-burning fireplace, and a formal dining area perfect for entertaining. The large kitchen includes granite countertops, abundant cabinet space, a cooktop, double oven, refrigerator, and a casual dining nook for everyday living.

This home features 3 spacious bedrooms and 3 bathrooms, including a private primary suite with dual closets and a dedicated ensuite bath, creating a true retreat.

A bonus room of approximately 400 sq ft offers versatile space for a 4th bedroom, office, gym, or media room—ideal for today's lifestyle needs.

Enjoy the private backyard with grassy area, and explore the ADU potential of the detached 2-car garage, perfect for adding value or creating additional living space.

This is a rare opportunity in Granada Hills, don't miss it!

Built in 1966



Essential Information

MLS® #	SR25119837
Price	\$899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,102
Acres	0.23
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	David Watkins
Listing Office	Pinnacle Estate Properties, Inc.

Community Information

Address	11829 Balboa Boulevard
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Parking Spaces	2
Parking	Garage, Garage Faces Rear
# of Garages	2
Garages	Garage, Garage Faces Rear
View	None
Pool	None

Exterior

Lot Description	Lawn, Walkstreet
Roof	Asbestos Shingle
Foundation	Slab

Interior

Interior	Carpet, Laminate
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Interior Features	Bedroom on Main Level, Granite Counters, Main Level Primary, Primary Suite
Appliances	Dishwasher, Disposal, Double Oven, Electric Range, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	May 29th, 2025
Days on Market	77
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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