

# \$1,050,000 - 10335 Babbitt Avenue, Granada Hills

MLS® #SR25141256

**\$1,050,000**

3 Bedroom, 2.00 Bathroom, 1,534 sqft

Residential on 0 Acres

N/A, Granada Hills,

This distinguished Granada Hills residence offers a rare combination of modern design, functionality, and exceptional development potential. Situated on a desirable cul-de-sac street, the property features a stunning main entrance, convenient side access, and alley access to the detached garage – ideal for future ADU conversion or additional parking. The home has been extensively renovated, showcasing impeccable modern taste and attention to detail. Upgrades include custom-built cabinetry for additional pantry space, sleek stainless steel appliances, and elegant gold finishes in the bathrooms and hardware throughout. A centrally located skylight fills the living spaces with abundant natural light, while a beautifully designed fireplace creates a warm, inviting atmosphere.

The bathrooms feature modern bidet sanitary fixtures and custom shelving for functionality and style. Additional improvements include a recently upgraded central AC system, new copper plumbing, and energy-efficient dual-pane windows, ensuring long-term comfort and energy efficiency.

Outdoor spaces include a new covered patio ideal for entertaining. The property also offers space for a home addition, SB9 lot split potential, and detached garage conversion opportunities. As an added value, the seller is including a complete set of plans for a 750 sq. ft., 2-bedroom ADU – providing immediate



potential for additional living space or rental income. The landscaping has been intentionally left ready for the new owner to add personal touch allowing the buyer to customize the outdoor environment to their preferences. Located near major freeways, parks, shops, restaurants and high ranked schools, this residence blends suburban tranquility with convenient city access – a truly unique opportunity for buyers seeking a modern home with investment potential

Built in 1961

## Essential Information

MLS® #	SR25141256
Price	\$1,050,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,534
Acres	0.19
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Laura Pulgarin Carvajal
Listing Office	ROA California Inc.

## Community Information

Address	10335 Babbitt Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

## Amenities

Parking Spaces	1
# of Garages	1

View Mountain(s)

Pool None

## Exterior

Lot Description ZeroToOneUnitAcre

## Interior

Interior Features All Bedrooms Down

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Living Room

# of Stories 1

Stories One

## School Information

District Los Angeles Unified

## Additional Information

Date Listed June 23rd, 2025

Days on Market 4

Zoning LARS

Short Sale N

RE / Bank Owned N

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