

\$1,295,000 - 12142 Gerald Avenue, Granada Hills

MLS® #SR25148623

\$1,295,000

4 Bedroom, 3.00 Bathroom, 2,622 sqft
Residential on 0 Acres

N/A, Granada Hills,

\$100,000 PRICE REDUCTION! Welcome to this beautifully maintained and spacious 4-bedroom, 3-bathroom ranch-style residence, offering 2,622 square feet of versatile living space in the highly desirable Knollwood-adjacent neighborhood of Granada Hills. Situated on a generous and flat 14,108-square-foot lot with serene mountain views, this home effortlessly combines indoor comfort with outdoor luxury. Step through the inviting covered entry into a bright, welcoming interior that features a tiled foyer, a cozy living room with a gas fireplace, and an open-concept layout that seamlessly connects the kitchen and dining areas. The well-equipped kitchen boasts ceiling-height cabinetry, stainless steel appliances, a breakfast bar, and a spacious dining area—perfect for everyday living and entertaining alike. French doors lead to the adjacent family room, offering an ideal space for relaxation or gatherings. A standout feature of this home is the 640-square-foot permitted addition, complete with its own bathroom and private rear entrance. Formerly used as a recording studio, this flexible space is perfect as a second family room, in-law suite, guest quarters, creative studio, or home office—providing both privacy and endless possibilities. The generously sized primary suite features two separate closets and an en-suite bathroom with a newly tiled shower. Two additional bedrooms and an updated hallway bath offer comfortable



accommodations for family and guests. Outside, discover your own private retreat in the expansive, park-like backyard. The 1,000-square-foot permitted covered patio is ideal for year-round outdoor dining, relaxation, or entertaining. With ample room for a pool, garden, recreation, or even a future ADU, the possibilities are truly limitless. Additional highlights include a newer roof, central heating and air conditioning, Aquasure Water Softener System fully owned, water filtration system, automatic dusk to dawn exterior lightening around the property, automatic floodlights, attached two-car garage with direct access, and a prime, peaceful location just minutes from Knollwood Country Club, top-rated schools, local parks, shopping, dining, and convenient freeway access. This exceptional property blends comfort, space, and flexibility in one of Granada Hills’s most sought-after neighborhoods. Don’t miss the opportunity to make it your own.

Built in 1961

Essential Information

MLS® #	SR25148623
Price	\$1,295,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,622
Acres	0.32
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Ranch
Status	Closed
Listing Agent	Debra Morris Durzi
Listing Office	Pinnacle Estate Properties

Community Information

Address	12142 Gerald 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, Cable Available
Parking Spaces	6
Parking	Direct Access, Driveway, Garage, Paved
# of Garages	2
Garages	Direct Access, Driveway, Garage, Paved
View	Hills, Neighborhood, Mountain(s)
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard
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Interior

Interior Features	Breakfast Bar, Separate/Formal Dining Room, Open Floorplan, All Bedrooms Down, Entrance Foyer, Primary Suite, Ceiling Fan(s), Eat-in Kitchen, Granite Counters
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 3rd, 2025
Days on Market	9

Zoning LARE11

Short Sale N

RE / Bank Owned N

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