

\$1,230,000 - 420 Canyon Drive, Glendale

MLS® #SR25152167

\$1,230,000

4 Bedroom, 2.00 Bathroom, 1,803 sqft

Residential on 0 Acres

N/A, Glendale,

"Huge price improvement! Seller is motivated"!

Tucked away in the quiet Woodbury neighborhood, this charming 1946 ranch-style home has been updated to feel fresh and cozy. Walk in and you'll find beautiful hardwood floors and a warm fireplace that make the living room perfect for kicking back or hanging out with friends. The open layout flows right into the dining area and kitchen—great for everyday life or hosting a get-together.

The kitchen's got everything you need: custom cabinets, granite counters, and stainless-steel appliances that make it both practical and easy on the eyes. There are four bedrooms total—two upstairs and two downstairs. One even works as a handy office or guest room if you need it. Upstairs, the two bedrooms share a beautifully updated bathroom, making it super convenient for everyone. Downstairs, you'll find another thoughtfully renovated bathroom, offering a fresh, modern space with new fixtures and stylish tile work that adds to the home's overall appeal.

Outside, you've got a big patio with hillside views, perfect for sipping coffee in the morning or chilling with friends at night. Location-wise, you're just minutes from The Americana at Brand, awesome schools, and some great hiking trails. Plus, there's plenty of



shopping and restaurants nearby, and Earhwon is coming soonâ€”everything you want, right at your doorstep!

Come check it outâ€”schedule a showing today and see why 420 Canyon Drive could be your next favorite place!

Built in 1946

Essential Information

MLS® #	SR25152167
Price	\$1,230,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,803
Acres	0.15
Year Built	1946
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern, Ranch
Status	Closed
Listing Agent	Harry Karadjian
Listing Office	Equity Union

Community Information

Address	420 Canyon Drive
Area	624 - Glendale-Chevy Chase/E. Glenoaks
Subdivision	N/A
City	Glendale
County	Los Angeles
Zip Code	91206

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Door-Single, Garage, Garage Faces Front

# of Garages	2
Garages	Direct Access, Door-Single, Garage, Garage Faces Front
View	Neighborhood, Hills
Pool	None
Security	Smoke Detector(s)

Exterior

Exterior	Copper Plumbing
Lot Description	Back Yard, Front Yard, Landscaped, Yard, ZeroToOneUnitAcre
Roof	Shingle
Construction	Copper Plumbing

Interior

Interior	Laminate, Tile, Wood
Interior Features	Separate/Formal Dining Room, Granite Counters, Recessed Lighting, Bedroom on Main Level
Appliances	Dishwasher, Gas Range, Refrigerator, Freezer, Gas Oven, Range Hood, Water Heater
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	One, Two

School Information

District	Glendale Unified
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Additional Information

Date Listed	July 1st, 2025
Days on Market	58
Zoning	GLR1YY
Short Sale	N
RE / Bank Owned	N

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