

\$669,999 - 14739 Ararat Street, Sylmar

MLS® #SR25165732

\$669,999

3 Bedroom, 2.00 Bathroom, 1,118 sqft
Residential on 0 Acres

N/A, Sylmar,

Charming single-family residence nestled in the heart of Sylmar! This beautifully maintained 3-bedroom, 1.5-bathroom home is situated on a spacious 7,430 sq ft lot, offering the perfect combination of comfort, privacy, and practicality. Move-in ready and full of potential, this one-level residence is ideal for families, first-time buyers, or investors looking for an opportunity in a well-established neighborhood. Inside, the home boasts an inviting floor plan featuring a spacious living room complete with a cozy fireplace and abundant natural light. The interior has been thoughtfully furnished with a mix of plush carpet and durable laminate flooring throughout. The kitchen is outfitted with tile countertops and equipped with appliances including a gas oven, gas range, microwave, dishwasher, and refrigerator—making meal prep a breeze. Ceiling fans and wall-mounted A/C units help keep the home cool and comfortable all year round. All bedrooms are conveniently located on the main floor, including the primary suite which features an ensuite bathroom and walk-in shower. The second half bathroom offers convenience and functionality for the rest of the household. A dedicated in the garage has washer and gas dryer hookups which adds to the home's efficiency. Double-pane windows provide energy efficiency, and the home is secured with smoke detectors for peace of mind. Outside, you'll find a generously sized backyard ideal for entertaining, gardening, or simply



enjoying the California sunshine. A front porch welcomes guests, while the front yard offers great curb appeal. The detached garage with a single door and front-facing entry provides convenient parking and additional storage. Located on a quiet street with easy access to local schools, parks, and shopping, this property also benefits from nearby street lighting, curbs, and sidewalks. Situated in the Los Angeles Unified School District, this home offers a prime location at an unbeatable value. Don't miss your opportunity to own this Sylmar gem—schedule your private tour today and imagine the possibilities that await!

Built in 1953

Essential Information

MLS® #	SR25165732
Price	\$669,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,118
Acres	0.17
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jessica Sandoval
Listing Office	Luxury Collective

Community Information

Address	14739 Ararat Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Water Available, Phone Available, Sewer Available
Parking Spaces	2
Parking	Garage, Door-Single, Garage Faces Front
# of Garages	2
Garages	Garage, Door-Single, Garage Faces Front
View	Neighborhood
Pool	None
Security	Smoke Detector(s)

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard
Windows	Double Pane Windows

Interior

Interior	Carpet, Laminate
Interior Features	Ceiling Fan(s), All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Tile Counters
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Microwave, Refrigerator
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 23rd, 2025
Days on Market	33
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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