

# **\$949,500 - 13742 Aldergrove Street, Sylmar**

MLS® #SR25165879

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## **\$949,500**

4 Bedroom, 3.00 Bathroom, 2,451 sqft

Residential on 0 Acres

N/A, Sylmar,

4 Bedroom Tri-Level Beauty With Mountain Views And Entertainer's Backyard! Welcome To This Spacious And Well Maintained Tri-Level Home, Featuring An Open And Bright Floor Plan With Mountain Views And Plenty Of Room To Entertain! Step Through The Double Door Entry Into The Welcoming And Spacious Living Room With Recesses Lighting And Two Large Windows Showcasing The Stunning Mountain Views! A Formal Dining Room Sits Just Off The Kitchen Ideal For Dinner Parties Or Family Gatherings! The Kitchen Offers Generous Granite Counter Space, Custom Cabinetry, Built-in Appliances And Recessed Lighting. Perfect For The Home Chef! A Comfortable Bonus Room With A Wet Bar Makes A Great Spot To Relax Or Watch The Big Game! The Large Family Room Features A Warm And Charming Stone Fireplace And More Recessed Lighting For A Warm And Inviting Atmosphere! Lower-Level Spacious Bedroom, With Recessed Lighting. Plus A Convenient 3/4 Bathroom With A Shower Is Located Nearby! Ideal For Guests Or Multigenerational Living! Upstairs You Will Discover Three Additional Bedrooms! The Huge Primary Suite Includes A Fireplace, Dual Closets, Ceiling Fan, A Private 3/4 Bathroom Plus A Huge Balcony Offering Beautiful Panoramic Mountain Views! There Are Two Additional Spacious Bedrooms Both With Ceiling Fans And Ample Closet Space! Indoor Temperature Is Controlled By A Newer Central Heating And Air Conditioning System! Paid In



Full Solar System! Step Outside, The Back Yard Is Built For Entertaining Complete With A Gated Swimming Pool, Cozy Jacuzzi, Covered Patio, Plus A Built-in Barbecue! The Unique Swimming Play Pool Has Two Shallow Ends!! Two Large Sheds Offer Extra Storage! Low-Maintenance Landscaping! Tucked In A Peaceful, Secluded Location, Yet Conveniently Close To Parks, Hiking Trails, Shopping, Dining, And Major Freeways! Add This Beautiful Home To Your Must See List! Schedule A Showing Today! Sellers To Contribute To Pay For Buyer 2-1 Buy Down!

Built in 1969

### **Essential Information**

MLS® #	SR25165879
Price	\$949,500
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Square Footage	2,451
Acres	0.17
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Christopher Aros
Listing Office	eXp Realty of California Inc

### **Community Information**

Address	13742 Aldergrove Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	4
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	Mountain(s)
Has Pool	Yes
Pool	In Ground, Private, Permits
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Security System

## Exterior

Exterior	Drywall
Exterior Features	Barbecue, Rain Gutters
Lot Description	ZeroToOneUnitAcre, Lawn, Sprinklers In Front
Windows	Double Pane Windows
Roof	Composition
Construction	Drywall
Foundation	Slab, Combination, Raised

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Recessed Lighting, Balcony, Ceiling Fan(s), Granite Counters, Open Floorplan, Wet Bar
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave
Heating	Central, Natural Gas, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Gas, Family Room, Gas Starter
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	August 2nd, 2025
Days on Market	36
Zoning	LARS

Short Sale                      N

RE / Bank Owned        N

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