

# \$579,000 - 9635 Sepulveda Boulevard # 1, North Hills

MLS® #SR25188469

---

## \$579,000

3 Bedroom, 3.00 Bathroom, 1,194 sqft  
Residential on 2 Acres

N/A, North Hills,

Welcome to this fabulous 2-bedroom + loft, 2.5-bath corner unit townhouse located in the highly coveted area of North Hills. This light-filled residence features a spacious living and dining area with stylish tile flooring, recessed lighting, and an open floor plan that flows seamlessly to a private backyard – perfect for entertaining or relaxing. The modern kitchen is equipped with stainless steel appliances, newer cabinets, and sleek countertops. A convenient powder room on the first floor is ideal for guests. Upstairs, the lovely master suite boasts soaring ceilings, a generous walk-in closet, and a beautifully updated bathroom. The additional bedroom and versatile loft offer flexible space for family, guests, or a home office. As a desirable corner unit, this townhouse offers extra privacy and natural light, making it the perfect blend of comfort and convenience in a prime location [Assessor shows 2 bedroom and there is an additional bonus room which could be used as bedroom or office].



Built in 1978

## Essential Information

MLS® #	SR25188469
Price	\$579,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,194
Acres	2.29
Year Built	1978
Type	Residential
Sub-Type	Townhouse
Status	Closed
Listing Agent	Amin Mehrabi
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	9635 Sepulveda Boulevard # 1
Area	NOH - North Hills
Subdivision	N/A
City	North Hills
County	Los Angeles
Zip Code	91343

## Amenities

Amenities	Pool, Spa/Hot Tub
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Association, Community

## Interior

Interior Features	All Bedrooms Up
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
----------	---------------------

## Additional Information

Date Listed	August 20th, 2025
Days on Market	23
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 3rd, 2026 at 9:26am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.