

\$849,000 - 10536 Andasol Avenue, Granada Hills

MLS® #SR25201303

\$849,000

4 Bedroom, 2.00 Bathroom, 1,802 sqft

Residential on 0 Acres

N/A, Granada Hills,

Welcome to this charming 4-bedroom, 2-bath ranch-style home in one of the most coveted areas of LAUSD, within the boundaries of the acclaimed Granada Hills Charter High School. With 1,802 sq ft of living space on a 6,776 sq ft lot, this residence blends timeless character with modern updates and endless potential.

Freshly painted interiors are complemented by new carpet in the back bedroom and refinished hardwood floors in the living and bonus areas. The spacious living room features vaulted, beamed ceilings, richly wood-paneled walls, and a distinctive fireplace with built-in features that exude warmth and comfort. Just beyond, a generous bonus den offers ideal space for entertaining, a playroom, or a home office.

The galley-style kitchen is bright and functional, with a window overlooking the yard and easy access to the adjacent laundry area.

One of the home's standout features is the converted garage, previously used as a sound-insulated music studio, complete with laminate flooring, a box AC unit, and a whimsical dovecote detail on the roofline – blending form and function.

Additional upgrades include a new HVAC system, tankless water heater, and owned solar panels, fully paid off for maximum energy efficiency. The spacious driveway and front



yard provide ample room for expansion, ADU potential, or additional parking.

Special Financing Available: Lock in a rate up to 1% below market (currently under 6%), with 0% down, no mortgage insurance, no lender fees, and up to \$6,500 in credits, and it's not income-restricted!

This home offers charm, flexibility, and a prime location, making it perfect for families, creatives, or investors looking to personalize a property with great bones in a top-tier school district.

Built in 1954

Essential Information

MLS® #	SR25201303
Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,802
Acres	0.16
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Justin Bonney
Listing Office	Clear Way Real Estate

Community Information

Address	10536 Andasol Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Cable Connected
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Lawn, Near Public Transit, Rectangular Lot, Sprinkler System
Roof	Composition
Construction	Stucco
Foundation	Raised, Slab

Interior

Interior	Carpet, Tile, Wood
Interior Features	Ceiling Fan(s), Eat-in Kitchen, Beamed Ceilings
Appliances	Dryer, Washer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Multi-Sided
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
Elementary	Granada
Middle	Patrick Henry
High	Granada Hills Charter

Additional Information

Date Listed	September 7th, 2025
Days on Market	14

Zoning LAR1

Short Sale N

RE / Bank Owned N

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