

# \$1,050,000 - 11821 Balboa, Granada Hills

MLS® #SR25203476

**\$1,050,000**

5 Bedroom, 3.00 Bathroom, 3,283 sqft

Residential on 0 Acres

N/A, Granada Hills,

Investors dream. On an almost 10,000 sqft lot, This house would be great for someone to buy, improve, add ADU's, split the house up for separate living spaces, rent, multigenerational living...the possibilities are endless. The house was a five bedroom, three bath at the time of the current owner's purchase. They converted one of the bedrooms to be used as the primary closet. The home is currently 4 bedrooms because of the primary closet makeover rather than 5 as listed. There is also another room about 600 sqft that can be made into another bedroom or an entertaining room. The lot is so large there is room for expansion, or adding ADU's (along with adding one to the detached garage). The neighborhood behind this home does not have parking restrictions so plenty of parking is available around the home along with the current garage as well has a driveway inside the gate area that can fit a couple more cars. All of this and at the perfect time of year to work on a home and have it be ready by the spring!



Built in 1966

## Essential Information

MLS® #	SR25203476
Price	\$1,050,000
Bedrooms	5
Bathrooms	3.00

Full Baths	3
Square Footage	3,283
Acres	0.23
Year Built	1966
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Amber Dolle-field
Listing Office	Keller Williams VIP Properties

## Community Information

Address	11821 Balboa
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

## Amenities

Utilities	Electricity Connected, Natural Gas Available, Sewer Connected
Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None
Security	Prewired

## Exterior

Exterior	Drywall, Stucco
Lot Description	Sprinkler System
Windows	Drapes
Roof	Rolled/Hot Mop
Construction	Drywall, Stucco
Foundation	Raised

## Interior

Interior	Carpet, Vinyl, Wood
Interior Features	Balcony, Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings,

	Beamed Ceilings, Multiple Staircases
Appliances	Double Oven, Dishwasher, Electric Oven, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	3
Stories	Two, Multi/Split

## **School Information**

District	Los Angeles Unified
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## **Additional Information**

Date Listed	August 25th, 2025
Days on Market	8
Zoning	LARS-1
Short Sale	N
RE / Bank Owned	N

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