

# \$759,950 - 11374 Hela Avenue, Sylmar

MLS® #SR25215803

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## \$759,950

3 Bedroom, 2.00 Bathroom, 1,128 sqft  
Residential on 0 Acres

N/A, Sylmar,

New Price + Buyer Incentives! Originally \$825,000, now \$759,950 with \$10,000 seller concessions to help buy down your interest rate or cover closing costs.



This move-in ready 3-bed, 2-bath home in Sylmar offers comfort, convenience, and lasting value:

• Bright living room with fireplace & hardwood floors.

• Updated kitchen with stone counters & stainless appliances.

• Spacious yard + oversized garage with ADU potential.

Location Matters: Close to equestrian & hiking trails, golf, parks, and mountain recreation, with quick freeway access to Burbank, Glendale, Santa Clarita & Downtown LA.

With interest rates declining, now is the time to secure lower monthly payments while inventory and seller concessions are in your favor. Seller is packed and ready for a 30-day escrow—don't miss this opportunity to own instead of rent!

Built in 1960

## Essential Information

MLS® #	SR25215803
Price	\$759,950
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,128
Acres	0.18
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mel Wilson
Listing Office	Mel Wilson & Associates - Realtors

## Community Information

Address	11374 Hela Avenue
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
Parking Spaces	1
# of Garages	1
View	None
Pool	None

## Exterior

Lot Description	Back Yard
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## Interior

Interior	Tile, Wood
Interior Features	All Bedrooms Down, Breakfast Area, Eat-in Kitchen
Appliances	Gas Oven, Gas Water Heater
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District                      Los Angeles Unified

**Additional Information**

Date Listed                      September 12th, 2025  
Days on Market                20  
Short Sale                        N  
RE / Bank Owned            N

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