

\$825,000 - 12940 Harding Street, Sylmar

MLS® #SR25245463

\$825,000

3 Bedroom, 2.00 Bathroom, 1,164 sqft
Residential on 0 Acres

N/A, Sylmar,

Welcome to 12940 Harding Street, Sylmar, CA 91342. Nestled in the peaceful foothills of Sylmar, this beautifully updated 3-bedroom, 2-bath home offers 1,164 sq ft of living space on a generous 8,323 sq ft corner lot. Located in a quiet neighborhood near newer homes, youâ€™ll enjoy the perfect balance of tranquility and convenienceâ€”just moments from Los Angeles Mission College, El Cariso Golf Course, SIBL Baseball Complex, the community pool, Harding Elementary School, and local parks and hiking trails. Easy access to the 210, 5, and 118 freeways makes commuting a breeze.

Step inside to find a bright and inviting floor plan featuring fresh interior and exterior paint, remodeled bathrooms, and a thoughtful layout designed for comfort and functionality. The oversized two-car garage is a true highlightâ€”offering extra space that could potentially be converted into a large ADU. The garage also features a rear roll-up door for vehicle or event access, a Tesla charger, and a built-in counter with sink, making it perfect for projects, hobbies, or entertaining. The expansive backyard offers endless possibilitiesâ€”with ample space to host gatherings, garden, or even build an additional ADU in the back alongside the garage (buyer to verify). The outdoor area is framed by towering palm trees and mature grapevines with built-in support structures, creating a serene and inviting atmosphere. Whether youâ€™re looking to live, expand, or invest,



this Sylmar gem offers it allâ€”updated interiors, flexible space, and huge potential in a fantastic neighborhood. Come see it today and imagine the possibilities.

Built in 1960

Essential Information

MLS® #	SR25245463
Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,164
Acres	0.19
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bishara Chatih
Listing Office	RE/MAX One

Community Information

Address	12940 Harding Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	4
Parking	Door-Multi, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage Faces Front, Garage
View	Hills, Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Near Park, Yard, Corner Lot, Garden
Windows	Double Pane Windows
Construction	Stucco
Foundation	Slab

Interior

Interior	Tile
Interior Features	Open Floorplan, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	SixBurnerStove, Dishwasher, Gas Range, Microwave, Gas Oven
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	October 22nd, 2025
Days on Market	37
Short Sale	N
RE / Bank Owned	N

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