

# **\$1,050,000 - 13343 Aldergrove, Sylmar**

MLS® #SR25275922

**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 1,943 sqft

Residential on 0 Acres

N/A, Sylmar,

Step into the perfect blend of comfort, flexibility, and opportunity with this impressive 4-bedroom, 4-bath single-family home, ideally tailored for growing families seeking space to flourish. Located on a desirable corner lot in the hills of Sylmar, enjoy sunsets to fireworks from the partial panoramic view. this 1,943 sqft residence delivers the room and layout upsizers crave, matched by a welcoming atmosphere that encourages connection, relaxation, and future memories.

Inside, you'll find four spacious bedrooms and four bathrooms, office/bonus room and a garage bonus space. Central air and heating keep every season pleasant, while the inviting fireplace adds warmth and character to the heart of the home. Two water meters, one for interior use and the other meter for exterior use. Natural light fills the living areas, creating a cheerful setting for gatherings or quiet evenings in. Beautiful Brazilian Teak solid hardwood floors in the bedrooms, easy to clean porcelain tile downstairs. Main kitchen cabinets made of solid hickory hardwood. Entertaining is a breeze with an open setting that invites loved ones to linger, share meals, and celebrate every milestone.

Positioned on a sizable corner lot, this property offers increased privacy and outdoor versatility. The driveway parking means you will never worry about convenience or guest access. Create a backyard haven for play,



gardening, or alfresco dining—the possibilities are endless for those who value the benefits of expansive outdoor living.

Life here places you close to every essential. Local schools such as Sylmar Leadership Academy and Sylmar Biotech Health & Engineering Magnet are just 1.6 miles near, while Los Angeles Mission College sits 1.3 miles from your doorstep. Healthcare is easily accessible at Olive View-UCLA Medical Center, only 1.5 miles. Enjoy weekends exploring Veterans Memorial Community Regional Park and El Cariso Community Regional Park, both just over a mile near, or benefit from quick freeway access with the 210 FWY less than 1.5 miles.

Built in 1967

## Essential Information

MLS® #	SR25275922
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	1
Square Footage	1,943
Acres	0.20
Year Built	1967
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Armand Arellano
Listing Office	Quezada Realty Inc.

## Community Information

Address	13343 Aldergrove
Area	SYL - Sylmar
Subdivision	N/A

City	Sylmar
County	Los Angeles
Zip Code	91342

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Parking	Driveway
Garages	Driveway
View	Valley, City Lights, Panoramic
Pool	None

## Exterior

Lot Description	Corner Lot
Roof	Shingle

## Interior

Interior	Tile, Wood
Interior Features	All Bedrooms Up, Eat-in Kitchen
Appliances	Dishwasher, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	December 10th, 2025
Days on Market	5
Short Sale	N
RE / Bank Owned	N

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