

\$975,000 - 13750 Fenton, Sylmar

MLS® #SR25279090

\$975,000

2 Bedroom, 1.00 Bathroom, 957 sqft

Residential on 1 Acres

N/A, Sylmar,

Rare redevelopment opportunity with multiple possibilities. Large rectangular street to street lot with approximately +/- 173â€™ frontage on both Fenton Avenue and Kismet Avenue. Lot Dimensions are approximately +/- 173â€™ x 315â€™. Small 1 Bed/2 Bath house in poor condition, located on approximately +/- 54,250 of land. Multiple redevelopment possibilities under SB9 for projects up to two new principal dwellings on a lot, or through an urban lot split creating two parcels. Additional possibilities through SB 1123, which passed in 2024 making it legal to build up to 10 homes in single-family zones. Buyer can also elect to build a new large home with Accessory Dwelling Units (ADUs) as backyard cottages for family, or secondary units for rental income.



Built in 1950

Essential Information

MLS® #	SR25279090
Price	\$975,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	957
Acres	1.25
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence

Style	Traditional
Status	Closed
Listing Agent	Ashwin Joshi
Listing Office	Capital Realty Solutions Inc.

Community Information

Address	13750 Fenton
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

Amenities

Utilities	Natural Gas Connected, Water Connected, Electricity Connected, Sewer Available, Sewer Not Available
Parking Spaces	4
Parking	Door-Multi, Driveway, Garage, Attached Carport, Garage Faces Side, Gravel, RV Potential, Unpaved
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Attached Carport, Garage Faces Side, Gravel, RV Potential, Unpaved
View	None
Pool	None

Exterior

Exterior	Block
Exterior Features	Rain Gutters
Lot Description	Level, Lot Over 40000 Sqft, Rectangular Lot, Value In Land
Roof	Composition, Rolled/Hot Mop
Construction	Block
Foundation	Slab

Interior

Interior	Carpet, Vinyl
Interior Features	Ceiling Fan(s), All Bedrooms Down, Block Walls, Eat-in Kitchen
Appliances	Gas Water Heater
Heating	Central, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	December 23rd, 2025
Days on Market	6
Zoning	RE11-1
Short Sale	N
RE / Bank Owned	N

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