

# \$975,000 - 13750 Fenton, Sylmar

MLS® #SR25279090

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## \$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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