

\$1,295,000 - 12670 Byron Avenue, Granada Hills

MLS® #SR26007359

\$1,295,000

4 Bedroom, 2.00 Bathroom, 2,379 sqft
Residential on 0 Acres

N/A, Granada Hills,

This bright & inviting 4-bed, 2-bath residence offers nearly 2,400 sq ft of thoughtfully designed living space on a beautifully landscaped 8,511 sq ft lot with sweeping views, set within a lovely Granada Hills neighborhood known for its highly rated, award-winning schools (Van Gogh Elementary, Frost Middle, & Kennedy High). Pristine curb appeal welcomes you home with a tranquil front entry fountain, complemented by a brand-new roof & OWNED solar panels for energy cost savings, while fresh interior paint enhances the home's open, airy feel. A dramatic double-door entry leads to a formal living room that flows seamlessly into a spacious family room, both featuring cathedral ceilings & connected by a striking double-sided fireplace. The family room is highlighted by wood beamed ceilings, a full wall of custom built-ins with a central entertainment cabinet, & a wet bar positioned beside sliding French doors that open to the stunning backyard, where a round stained-glass window above the bar captures beautiful natural light. The raised kitchen overlooks the family room & includes white cabinetry, designer granite countertops with matching backsplash, a double wall oven, built-in range, farmhouse sink, & direct backyard access. A charming breakfast nook with butler's pantry is accented by leaded glass cabinetry complementing the diamond-patterned leaded glass window, which serves as the focal point of the adjacent formal dining room. A full hall



bath serves 3 generous-sized bedrooms, including 2 front bedrooms with upgraded bay windows, while the primary suite features French doors to the backyard, walk-in closet, & ¾ en-suite bath with dual-sink vanity & direct access to the pool & spa. A dedicated laundry room is conveniently located near the bedrooms, & additional storage is available via a pull-down attic ladder. The multi-level backyard is a true retreat, showcasing a pool & spa with hidden equipment, wraparound brick patio, raised seating area, grassy knoll with built-in firepit seating, terraced landscaped hillside with mature trees, stone staircase leading to hilltop & mountain views, & thoughtfully placed outdoor lighting to enhance evening ambiance. Additional highlights include a 2-car attached garage with direct access & plentiful built-in storage. Well situated near local parks, hiking trails, Knollwood Country Club, & minutes from shopping & dining at Granada Village Shopping Center, with convenient access to the 5 & 118 freeways via Balboa Blvd.

Built in 1973

Essential Information

MLS® #	SR26007359
Price	\$1,295,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	2,379
Acres	0.20
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stephanie Vitacco
Listing Office	Equity Union

Community Information

Address	12670 Byron Avenue
Area	GH - Granada Hills
Subdivision	N/A
City	Granada Hills
County	Los Angeles
Zip Code	91344

Amenities

Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Side By Side
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Side By Side
View	Hills, Mountain(s), Neighborhood, Trees/Woods
Has Pool	Yes
Pool	In Ground, Pebble, Private

Exterior

Exterior	Stucco, Frame, Wood Siding
Exterior Features	Fire Pit, Lighting
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System, Yard, Gentle Sloping
Windows	Bay Window(s), Plantation Shutters, Stained Glass
Roof	Composition
Construction	Stucco, Frame, Wood Siding

Interior

Interior	Carpet, Tile, Vinyl, Wood, Stone
Interior Features	Built-in Features, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Recessed Lighting, Primary Suite, Walk-In Closet(s), Beamed Ceilings, Cathedral Ceiling(s), Crown Molding, Entrance Foyer, Stone Counters, Wet Bar
Appliances	Built-In Range, Dishwasher, Exhaust Fan, Gas Cooktop, Gas Range, Microwave, Refrigerator, Double Oven, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Multi-Sided, Raised Hearth
# of Stories	1

Stories One, Multi/Split

School Information

District	Los Angeles Unified
Elementary	Van Gogh
Middle	Frost
High	Kennedy

Additional Information

Date Listed	January 14th, 2026
Days on Market	13
Short Sale	N
RE / Bank Owned	N

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