

# \$800,000 - 14276 Aztec Street, Sylmar

MLS® #WS25114014

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## \$800,000

5 Bedroom, 4.00 Bathroom, 2,699 sqft  
Residential on 0 Acres

N/A, Sylmar,

### Opportunity Knocks in Sylmar!

This spacious single-family home with a permitted ADU offers tremendous upside for the buyer with vision. The property is ideal for first-time buyers ready to invest in sweet equity or seasoned investors looking for solid income potential. The home needs work, no sugarcoating it. From cosmetic upgrades to more extensive improvements, nearly every area of this property could benefit from attention and updates. But hereâ€™s the upside: The bones are solid, the layout is versatile, and with the right improvements, this place can shine again. Inside the main house, you'll find five generously sized bedrooms and a functional, open-concept living area. The living room features tile floors, a fireplace, and flows into a dining space with recessed lighting. The kitchen is large and practical, with plenty of cabinet space, ready for a full upgrade to match your style. The home is currently divided (with permits) into two separate living areas. The front unit has three beds and two full baths, while the back unit offers two beds and one full bath, perfect for multigenerational living, rental income, or conversion back into one large single-family layout. The backyard is a good size, with room to reimagine outdoor living. It even has a pool that, with restoration, could be a showstopper. The 380 sq ft permitted ADU is a more modern studio space complete with a full bath, laminate flooring, recessed lighting, kitchen, mini-split A/C, and its own electrical panel and



water meter. Whether you're looking for extra income or guest space, this addition is a big bonus. This property isnâ€™t move-in ready, but it is opportunity-ready. If youâ€™re looking for a well located home with potential, this is your chance to turn vision into value in the city of Sylmar.

Built in 1954

**Essential Information**

MLS® #	WS25114014
Price	\$800,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,699
Acres	0.20
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alejandro Lopez
Listing Office	The Real Estate Club

**Community Information**

Address	14276 Aztec Street
Area	SYL - Sylmar
Subdivision	N/A
City	Sylmar
County	Los Angeles
Zip Code	91342

**Amenities**

Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Lot Description	Back Yard
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## Interior

Interior Features	All Bedrooms Down
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Heating	Central
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Cooling	Central Air
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Fireplaces	None
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# of Stories	1
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Stories	One
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## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 22nd, 2025
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Days on Market	35
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Zoning	LAR1
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Short Sale	N
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RE / Bank Owned	N
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