

\$800,000 - 14276 Aztec Street, Sylmar

MLS® #WS25114014

\$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 here'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 isn't move-in ready, but it is opportunity-ready. If you'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

Interior

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

School Information

District Los Angeles Unified

Additional Information

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

Based on information from California Regional Multiple Listing Service, Inc. as of January 24th, 2026 at 1:35am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.