

**8601 GLORIA AVE**

NORTH HILLS, CA 91343-5725

**\$798,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

# 8601 GLORIA AVE

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ALL OFFERS DUE WED 5/13/26. For over 40 years, this cherished corner home has been the heart of a family's story--filled with laughter, celebrations, and everyday moments that turned into lifelong memories. Now, it's ready for its next chapter. This refreshed traditional home offers 4 spacious bedrooms (one bedroom was converted into an office, closet removed but tax records reflect 4 bedrooms) and 2 full baths across 1,570 sf of living space, all set on a generous 7,658 sq ft lot--with exciting potential for an ADU or future expansion. Step inside and feel the warmth immediately.

**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$798,000**



A wood-burning fireplace anchors the living room, creating a cozy, inviting space perfect for quiet evenings or gathering with loved ones. Fresh interior paint and beautiful wood-like luxury vinyl flooring give the home a clean, updated feel while still leaving room for your personal touch. The primary suite offers privacy and comfort with its own en-suite bath. A versatile middle bedroom opens directly to the backyard--ideal for a home office, guest room, or indoor-outdoor retreat. Two additional bedrooms are generously sized, offering flexibility for family, hobbies, or work-from-home needs. The dining area is designed for connection--perfect for hosting holidays, celebrations, or casual dinners--with direct access to the backyard covered patio. Just steps away, the charming country-style kitchen features ample functionality, complete with double ovens, a cooktop, and included appliances, plus its own access to the garden--making everyday living and entertaining effortless. Step outside and discover a backyard that feels like a hidden retreat.



Thoughtfully landscaped, it features a covered patio, soothing fountain, fruit-bearing trees, and whimsical touches throughout creating a peaceful space to unwind, entertain, or simply enjoy nature. Additional highlights include: Newer central heating & air, double-pane windows, attached 2-car garage, fresh interior paint throughout. Convenient location --just moments from everyday conveniences like Food 4 Less, Seafood City, and Starbucks, just to name a few, with easy access to the 210, 405, 5, and 118 freeways. Yes, there are areas ready for your vision--but that's where the opportunity lies. This home has strong, solid bones, a beautiful lot, and endless potential to become something truly special for your family to enjoy! Please note: SALE IS AS IS. NO repairs will be done by the Seller. INTERIOR PHOTOS HAVE BEEN VIRTUALLY ST



