

# Charming Single-Story Ranch Home on Expansive Corner Lot in Coveted Porter Ranch



\$ 1,149,000

OPEN HOUSE

3/1/2025 1:00 - 4:00

3/2/2025 1:00 - 4:00



11130 Canby Ave, Porter Ranch, CA 91326

- » Beds: 3 | Baths: 2 Full
- » Single Family | 1,537 ft<sup>2</sup> | Lot: 11,312 ft<sup>2</sup>
- » More Info: [11130CanbyAve.com](http://11130CanbyAve.com)



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Welcome to this one-of-a-kind, single-story ranch-style home nestled in the highly coveted classic Porter Ranch neighborhood. A rare gem, this home sits on a sprawling 11,312 sq/ft corner lot, boasting superb curb appeal and offering ample space, privacy, and endless potential – perfect for expansion or adding an ADU to generate extra income and boost property value. Step inside to discover a home where pride of ownership shines throughout. The 3-bedroom, 2-bath layout is bathed in natural light from abundant windows, creating a warm and inviting atmosphere. The cozy living room with a fireplace flows seamlessly into the dining area, while the country-style eat-in kitchen offers ample storage and undeniable charm. The primary bedroom features a ceiling fan and private bath, while the two additional bedrooms are generously sized and share an updated hallway bathroom. A separate laundry room adds extra convenience to the layout. Outside, the serene and expansive backyard is an outdoor oasis, complete with an oversized covered patio, a fire pit area, a

