

# \$799,900 - 8944 Megan Avenue, West Hills

MLS® #225003390

## \$799,900

4 Bedroom, 2.00 Bathroom, 1,818 sqft  
Residential on 0 Acres

N/A, West Hills,

Unmatched 270 Views - Your Canvas Awaits!!  
Unlock the potential of this 4-bedroom, 2-bathroom home perched to capture sweeping 270-degree views of the San Fernando Valley and Santa Monica Mountains. With vaulted ceilings in the family and dining rooms, the home already offers great volume and natural light--just waiting for your personal touches. Bring your vision and creativity--this home needs updating, and the opportunity is undeniable. Whether you're an investor or a homeowner ready to craft something special, this is your blank canvas. Additional features include central air conditioning, 2-car direct access garage, and RV parking. Set in a location that combines inspiring views with everyday convenience, this is your chance to re imagine a hillside gem.



Built in 1969

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 225003390 |
| Price          | \$799,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,818     |
| Acres          | 0.40      |
| Year Built     | 1969      |

|                |                         |
|----------------|-------------------------|
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Jeffrey Landau          |
| Listing Office | Team 805 Real Estate    |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8944 Megan Avenue |
| Area        | WEH - West Hills  |
| Subdivision | N/A               |
| City        | West Hills        |
| County      | Los Angeles       |
| Zip Code    | 91304             |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Direct Access, Garage, RV Access/Parking, Side By Side |
| # of Garages   | 2  |
| Garages        | Direct Access, Garage, RV Access/Parking, Side By Side |
| View           | Panoramic, Valley                                      |

## Interior

|              |             |
|--------------|-------------|
| Interior     | Carpet      |
| Fireplace    | Yes         |
| Fireplaces   | Family Room |
| # of Stories | 1           |
| Stories      | One         |

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | July 7th, 2025 |
| Days on Market  | 33             |
| Zoning          | LARE11         |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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