

# **\$995,000 - 22624 Victory Boulevard, Woodland Hills**

MLS® #24470657

**\$995,000**

4 Bedroom, 3.00 Bathroom, 2,432 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Heavy Fixer/Tear Down | Prime Woodland Hills Development Opportunity with Endless Potential! This is your chance to create something extraordinary on a rare double lot spanning over 11,000 square feet in a desirable Woodland Hills location. This Mid-Century "Atomic Ranch" home offers 4 bedrooms, 2.5 bathrooms, and 2,432 square feet of living space, with plenty of room to add an ADU for additional income potential (buyer to verify local requirements). Boasting a circular driveway, mature fruit trees, and timeless architectural details like wood-beamed ceilings, brick walls, and two wood-burning fireplaces, this property is brimming with character and possibilities. The generously sized living and dining areas, separate family room with sliders to the yard, and galley-style kitchen with newer appliances and retrofitted cabinets provide a strong foundation for your vision. The primary suite, located on the west side of the home, features a separate entrance, while the remaining bedrooms on the east side share a bathroom. A massive laundry/mud room and a detached garage add further convenience and potential. Ideally situated close to The Village, Topanga Plaza, Trader Joe's, and highly rated schools, this property offers easy access to incredible shopping, dining, and entertainment. Whether you're an End User or Builder/Investor, this one-of-a-kind opportunity won't last long!

**BLIND OFFERS WILL NOT BE RESPONDED TO.**



Built in 1949

## Essential Information

MLS® #	24470657
Price	\$995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,432
Acres	0.27
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Hooman Ghaffari
Listing Office	Iconic Investments

## Community Information

Address	22624 Victory Boulevard
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

## Amenities

Parking Spaces	1
# of Garages	2
View	None
Pool	None
Security	Fire Detection System, Smoke Detector(s), Window Bars

## Exterior

Exterior	Stucco
Lot Description	Yard
Construction	Stucco
Foundation	Raised, Slab

## Interior

Interior	Laminate, Tile
Appliances	Disposal, Microwave, Oven, Vented Exhaust Fan
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	December 9th, 2024
Days on Market	16
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

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