

# \$1,049,000 - 22612 Berdon Street, Woodland Hills

MLS® #25486914

**\$1,049,000**

4 Bedroom, 2.00 Bathroom, 1,778 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Fantastic Investment Opportunity in Woodland Hills! This is your chance to transform a classic Woodland Hills home into something truly remarkable. Situated on a peaceful, tree-lined street in a highly desirable neighborhood, 22612 Berdon provides the perfect canvas for both buyers and investors seeking a project with immense potential. Whether you're a first-time buyer ready to move in and renovate over time or a savvy investor looking for your next flip, this property offers endless possibilities. The home has been carefully maintained and features updates, including a new roof installed six years ago, some updated plumbing, and new flooring in select areas. With 4 bedrooms and 2 bathrooms, this home is ready for a remodel or redesign to suit today's modern styles. The floorplan offers a great flow, with bedrooms located down a private hallway and the kitchen and dining areas thoughtfully positioned on the opposite side of the home, providing both functionality and privacy. The spacious lot offers room for expansion, a pool, an ADU, or any other vision you may have. Located just minutes from Woodland Hills' vibrant dining, shopping, Topanga Westfield, and entertainment options, this home provides both convenience and opportunity in a sought-after location. Whether you're searching for a home with significant upside potential or a solid investment in a desirable neighborhood, this property is one you won't want to miss.



Built in 1964

## Essential Information

MLS® #	25486914
Price	\$1,049,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,778
Acres	0.16
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Victoria Cruz
Listing Office	Equity Union

## Community Information

Address	22612 Berdon Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

## Amenities

Parking Spaces	6
Parking	Covered, Door-Multi, Garage
# of Garages	2
Garages	Covered, Door-Multi, Garage
Pool	None

## Interior

Interior	Carpet, Tile
Interior Features	Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Oven, Range, Refrigerator, Range Hood, Dryer, Washer
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Additional Information

Date Listed	January 21st, 2025
Days on Market	6
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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