

# **\$769,000 - 7446 Royer Avenue, West Hills**

MLS® #25517627

**\$769,000**

2 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0 Acres

N/A, West Hills,

Charming home on a spacious lot in desirable West Hills. First time on the market in 40+ years! Unlock the potential of this delightful home, nestled on a generous lot with endless possibilities! Featuring 2 bedrooms, 2 bathrooms, and a versatile den that might easily be converted into a third bedroom, this property is perfect for those looking to customize and create their dream home. The expansive driveway provides ample parking, while the large yard offers room for outdoor entertaining, gardening, or future expansion. With great bones and a desirable layout, this home is ready for a little TLC to truly shine. Don't miss this rare opportunity to bring your vision to life in a prime location surrounded by natural beauty.



Built in 1956

## **Essential Information**

MLS® #	25517627
Price	\$769,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,161
Acres	0.20
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence

Style	Traditional
Status	Closed
Listing Agent	Melissa Barlow
Listing Office	Elite Representation Real Estate

## Community Information

Address	7446 Royer Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91307

## Amenities

Parking Spaces	2
Parking	Attached Carport, Concrete, Door-Multi, Garage, Direct Access
# of Garages	2
Garages	Attached Carport, Concrete, Door-Multi, Garage, Direct Access
View	None
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Yard, Lawn
Roof	Shingle

## Interior

Interior	Tile, Carpet
Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher, Microwave, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 26th, 2025
Days on Market	14
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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