

\$877,000 - 22297 Buena Ventura Street, Woodland Hills

MLS® #25556501

\$877,000

4 Bedroom, 2.00 Bathroom, 1,979 sqft
Residential on 0 Acres

N/A, Woodland Hills,

A rare opportunity south of the boulevard in Woodland Hills. Nestled above street level in a tranquil setting and surrounded by nature, this exceptional property offers the rare chance to restore or re-imagine a home in one of Woodland Hills' most desirable neighborhoods. Set on an expansive 8,775 sq ft lot with no neighbor on one side and adjacent open space, the property invites privacy and a serene, natural backdrop. The existing residence features 4 bedrooms and 2 bathrooms across approximately 1979 sq ft. Built in 1963, home features include a wood-burning fireplace (with gas line) anchoring the spacious living room, a large family room off the kitchen, patio area, double pane windows throughout for energy efficiency, built in speakers in several rooms, a newer 50 gallon water heater, newer KitchenAid double ovens, 6 ceiling fans, and newer garage door. The 2-car attached garage is distanced from the street and complemented by an additional one-car garage ideal for use as a studio, workshop, or bonus storage. There is ample space for additional parking. Laundry hookups are conveniently located in the garage. Whether seeking to renovate or build new, this is a special opportunity to create your dream home in a peaceful, established enclave just moments from shopping, dining, and top-rated schools.

Built in 1963



Essential Information

MLS® #	25556501
Price	\$877,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,979
Acres	0.20
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Violetta Hargitay
Listing Office	Sotheby's International Realty

Community Information

Address	22297 Buena Ventura Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

Amenities

Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage, Guest, Concrete, Driveway Down Slope From Street
Garages	Door-Multi, Direct Access, Garage, Guest, Concrete, Driveway Down Slope From Street
View	Park/Greenbelt
Pool	None

Exterior

Lot Description	Irregular Lot
Windows	Double Pane Windows
Roof	Composition
Foundation	Raised, Slab

Interior

Interior	Carpet
Appliances	Double Oven, Dishwasher, Disposal, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Multi/Split

Additional Information

Date Listed	June 26th, 2025
Days on Market	137
Zoning	LARE40
Short Sale	N
RE / Bank Owned	N

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