

# \$785,000 - 9518 Woodale Avenue, Arleta

MLS® #25567637

**\$785,000**

3 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0 Acres

N/A, Arleta,

Pride of ownership, defined! Very well maintained mid-century home in a quiet neighborhood with minimal traffic yet close to parks, shops and the 5 freeway. Long driveway can fit three cars, RV or boat plus another two vehicles in the detached garage. Enclosed back yard with a courtyard-like feel and fire pit, perfect for family gatherings or hosting small events. You'll love the detached bonus room, approximately 10x10 with a full bathroom and wall AC Unit, perfect for an office, gym, rec room or storage. Aside from its undeniable curb appeal, this home also boasts strong bones as the sellers have invested in its infrastructure and kept it in excellent condition. For example: copper plumbing updated 8 years ago, new central AC 6 years ago, electrical wiring updated 7 years ago, new windows installed in 2014, brand new water heater with 10 year warranty, laminate floors 3 years, automatic sprinklers in the front, manual in the back, motion-detector lights around the entire perimeter, new security cameras installed three years ago and brand new smoke and carbon monoxide detectors.



Built in 1954

## Essential Information

MLS® # 25567637

Price \$785,000

Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	1,242
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Jorge Guerrero
Listing Office	KRE8 Realty

## Community Information

Address	9518 Woodale Avenue
Area	ARL - Arleta
Subdivision	N/A
City	Arleta
County	Los Angeles
Zip Code	91331

## Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage, Boat, Private, RV Gated
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Boat, Private, RV Gated
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Interior

Interior	Wood
Heating	Central
Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	July 23rd, 2025
Zoning	LAR1

Short Sale N

RE / Bank Owned N

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