

# **\$999,900 - 22216 Del Valle Street, Woodland Hills**

MLS® #25600113

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## **\$999,900**

3 Bedroom, 3.00 Bathroom, 2,041 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

Welcome to this south-of-the-boulevard diamond in the rough, tucked away in one of Woodland Hills most sought-after neighborhoods. This charming 3-bedroom, 2 1/2 bathroom home offers over 2,000 square feet of living space and endless potential. Move right in, or bring your vision to create the home of your dreams. Inside, you are greeted by a spacious family room that flows into the dining area and seamlessly connects to the kitchen, creating the perfect setting for gatherings and entertaining. The expansive primary suite features abundant closet space and an updated en-suite bathroom. Step outside to a private backyard oasis on a generous over 9,000 square foot lot where a lush lawn, flowering borders, and mature apple and lemon trees create a serene escape. Complete with a covered patio and a pergola seating nook, the outdoor space is perfect for gatherings, dining al fresco, or simply relaxing in the sunshine. Perfectly situated near award-winning schools, popular restaurants and shopping, this home combines tranquility with convenience. A rare opportunity to create your ideal Woodland Hills retreat. Come to one of our open houses this Saturday or Sunday 10/4-5 1pm - 4pm & see this fantastic home for yourself.

Built in 1964

## **Essential Information**



|                |                            |
|----------------|----------------------------|
| MLS® #         | 25600113                   |
| Price          | \$999,900                  |
| Bedrooms       | 3                          |
| Bathrooms      | 3.00                       |
| Full Baths     | 2                          |
| Half Baths     | 1                          |
| Square Footage | 2,041                      |
| Acres          | 0.21                       |
| Year Built     | 1964                       |
| Type           | Residential                |
| Sub-Type       | Single Family Residence    |
| Style          | Traditional                |
| Status         | Closed                     |
| Listing Agent  | Caren Leib                 |
| Listing Office | Pinnacle Estate Properties |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 22216 Del Valle Street |
| Area        | WHLL - Woodland Hills  |
| Subdivision | N/A                    |
| City        | Woodland Hills         |
| County      | Los Angeles            |
| Zip Code    | 91364                  |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 4                            |
| Parking        | Door-Multi, Driveway, Garage |
| # of Garages   | 2                            |
| Garages        | Door-Multi, Driveway, Garage |
| View           | None                         |
| Pool           | None                         |

### **Exterior**

|                 |                       |
|-----------------|-----------------------|
| Exterior        | Stucco                |
| Lot Description | Back Yard, Lawn, Yard |
| Windows         | Drapes, Shutters      |
| Construction    | Stucco                |

### **Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Separate/Formal Dining Room                              |
| Appliances        | Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Dryer, Washer |
| Heating           | Central                                                                 |
| Cooling           | Central Air                                                             |
| Fireplace         | Yes                                                                     |
| Fireplaces        | Family Room                                                             |
| # of Stories      | 1                                                                       |
| Stories           | One                                                                     |

### **School Information**

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

### **Additional Information**

|                 |                   |
|-----------------|-------------------|
| Date Listed     | October 2nd, 2025 |
| Days on Market  | 7                 |
| Zoning          | LAR1              |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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