

# **\$1,199,000 - 22642 Berdon Street, Woodland Hills**

MLS® #25608973

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## **\$1,199,000**

3 Bedroom, 2.00 Bathroom, 2,378 sqft

Residential on 0 Acres

N/A, Woodland Hills,

First time on the market in over 30 years, this beautifully maintained 3-bedroom, 2-bathroom home is ideally located in prime Woodland Hills on a large lot just north of Ventura Boulevard. Step inside to soaring ceilings, a bright living room with a great fireplace, an elegant grand staircase, and windows that fill the space with natural light. The spacious kitchen, complete with abundant cabinetry and stainless steel appliances, is a chef's delight and opens directly to the expansive backyard perfect for al fresco dining, entertaining under the stars, or hosting unforgettable pool parties.

The home's comfortable layout features two generously sized bedrooms with ample closet space on the main level, while the entire upstairs is dedicated to a private primary suite retreat. This sanctuary includes a large walk-in closet, an oversized en suite bathroom with jetted tub and walk-in shower, and a separate versatile den that can serve as an office, lounge, or easily be converted into a fourth bedroom. Outside, enjoy your own private oasis with a Pebble Tec pool featuring a Baja shelf, and a separate attached spa with waterfall, all surrounded by drought-tolerant landscaping that provides year-round beauty with minimal upkeep. Move-in ready yet full of potential, this home offers the perfect opportunity to upgrade, add equity, and create your dream space. Ideally situated near Ventura Boulevard, Topanga Westfield, the upcoming Ram's Village (get into the neighborhood while you can!), fine dining, and



more, this rare offering captures the best of the California lifestyle in one of the Valley's most sought-after neighborhoods.

Built in 1954

**Essential Information**

MLS® #	25608973
Price	\$1,199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,378
Acres	0.16
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Victoria Cruz
Listing Office	Equity Union

**Community Information**

Address	22642 Berdon Street
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

**Amenities**

Parking Spaces	6
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
Has Pool	Yes
Pool	Heated, In Ground, Private, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Interior

Interior	Carpet
Interior Features	Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator, Range Hood, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	October 21st, 2025
Days on Market	19
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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