

\$1,100,000 - 5826 Nevada Avenue, Woodland Hills

MLS® #25609005

\$1,100,000

4 Bedroom, 2.00 Bathroom, 2,481 sqft
Residential on 0 Acres

N/A, Woodland Hills,

Welcome to 5826 Nevada Avenue, a single-story retreat located on a quiet, tree-lined street in Woodland Hills. Spanning four bedrooms and two bathrooms, this charming home blends warmth, comfort, and functionality in a serene setting surrounded by lush greenery. Inside, you're greeted by a double-sided brick fireplace that connects the cozy family room to the dining area and kitchen, while the cabin-like living room nearby features wood-beamed ceilings and abundant natural light. The living room opens seamlessly to the dining area and kitchen, creating an inviting flow throughout the main living spaces. The bright and open kitchen includes a pass-through window with barstool seating, double ovens, stainless steel appliances, an island, and generous counter and cabinet space. Sliding glass doors lead to the backyard, perfect for easy indoor-outdoor entertaining. All four bedrooms are conveniently located off the main hallway, including the expansive primary suite with windows showcasing mountain-views and an ensuite bath featuring a soaking tub, step-in shower, and ample counter space. A second updated bathroom serves the remaining bedrooms. Outdoors, a covered front porch and beautifully landscaped surroundings create a relaxing environment and scenic views. The backyard offers a sparkling swimming pool, multiple seating areas, and plenty of space for unwinding or entertaining under the sun. Ideally located just moments



from shopping at Westfield Topanga and The Village, the Woodland Hills Recreation Center, and top dining along Ventura Boulevard, this home offers the perfect balance of tranquility and convenience.

Built in 1962

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 25609005 |
| Price | \$1,100,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,481 |
| Acres | 0.43 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Andrew Teshinsky |
| Listing Office | Equity Union |

Community Information

| | |
|-------------|-----------------------|
| Address | 5826 Nevada Avenue |
| Area | WHLL - Woodland Hills |
| Subdivision | N/A |
| City | Woodland Hills |
| County | Los Angeles |
| Zip Code | 91367 |

Amenities

| | |
|----------------|-------------------|
| Parking Spaces | 2 |
| Parking | Driveway, Carport |
| Garages | Driveway, Carport |
| View | None |
| Has Pool | Yes |
| Pool | In Ground |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher, Refrigerator, Dryer, Oven, Range, Washer |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Family Room, Living Room |
| # of Stories | 1 |
| Stories | One |

Additional Information

| | |
|-----------------|--------------------|
| Date Listed | October 23rd, 2025 |
| Days on Market | 9 |
| Zoning | LARE11 |
| Short Sale | N |
| RE / Bank Owned | N |

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