

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

MLS® #25609005

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## **\$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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