

# \$1,450,000 - 9658 Wheatland Avenue, Sunland

MLS® #BB25183436

**\$1,450,000**

4 Bedroom, 4.00 Bathroom, 3,144 sqft

Residential on 1 Acres

N/A, Sunland,

Welcome to your own hilltop hideaway in Shadow Hills! Tucked away, this beautiful three-level home offers a rare combination of total privacy, abundant natural light, and incredible 360° views. Whether you're sipping coffee as the morning sun rises over the mountains or watching the city lights twinkle at night, the scenery here never stops impressing.

With 3,144 sq ft of thoughtfully designed living space, you'll find 4 spacious bedrooms, 4 bathrooms, and plenty of room to spread out and make yourself at home. The most recently renovated first-floor room and bathroom offer a versatile space—perfect for a game room, large office, or guest area—with a walk-in shower featuring double shower heads. The bright, open layout is filled with large windows that flood every room with sunshine and frame sweeping views from nearly every angle. Multiple fireplaces add a cozy, welcoming touch, perfect for gathering with family and friends on cool evenings.

The kitchen offers generous space for cooking and entertaining, ready for everything from easy weekday breakfasts to festive holiday dinners. Hardwood, tile, and carpet flooring flow throughout the home, creating a comfortable blend of elegance and warmth. Each level offers its own unique perspective on the surrounding landscape, making every



space feel special.

Outside, your 1.05-acre lot is a blank canvas for whatever you dream up—whether it's a sparkling pool, a lush garden, or a stylish guest house for visiting family and friends. There's space to entertain, relax, and soak in the serenity all year round.

Here, you'll enjoy the best of both worlds: peaceful, private living with easy access to the amenities, shops, and dining of the surrounding communities. This is more than just a house—it's a lifestyle, and it's a rare opportunity to own one of Shadow Hills' most scenic properties.

Built in 1989

## Essential Information

MLS® #	BB25183436
Price	\$1,450,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Square Footage	3,144
Acres	1.05
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mark Richards
Listing Office	Redfin Corporation

## Community Information

Address	9658 Wheatland Avenue
Area	659 - Sunland/Tujunga
Subdivision	N/A
City	Sunland

County Los Angeles  
Zip Code 91040

## Amenities

Parking Spaces 8  
Parking Driveway, Garage, Direct Access, Door-Multi, Driveway Up Slope From Street, Garage Door Opener, Garage Faces Front, Gated, One Space, Paved, Private, Shared Driveway  
# of Garages 3  
Garages Driveway, Garage, Direct Access, Door-Multi, Driveway Up Slope From Street, Garage Door Opener, Garage Faces Front, Gated, One Space, Paved, Private, Shared Driveway  
View Mountain(s), City Lights, Hills, Neighborhood, Panoramic  
Pool None

## Exterior

Exterior Copper Plumbing  
Lot Description ZeroToOneUnitAcre  
Roof Spanish Tile  
Construction Copper Plumbing

## Interior

Interior Carpet, Tile, Wood  
Interior Features Recessed Lighting, Attic, Balcony, Built-in Features, Ceiling Fan(s), Central Vacuum, Dry Bar, Entrance Foyer, Granite Counters, High Ceilings, Pantry, Storage, Tile Counters, Track Lighting, Two Story Ceilings, Unfurnished, Walk-In Closet(s)  
Appliances Microwave, Disposal, Water Heater  
Heating Central, Fireplace(s)  
Cooling Central Air  
Fireplace Yes  
Fireplaces Gas, Gas Starter, Living Room, Masonry, Multi-Sided, See Through  
# of Stories 3  
Stories Three Or More

## School Information

District Los Angeles Unified

## Additional Information

Date Listed August 20th, 2025

Days on Market	123
Zoning	LARE40
Short Sale	N
RE / Bank Owned	N

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