

# **\$1,060,000 - 5213 Alhama Drive, Woodland Hills**

MLS® #CV24217377

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## **\$1,060,000**

3 Bedroom, 3.00 Bathroom, 1,813 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

This property is located in the heart of Woodland Hills! Positioned in a highly coveted area of Woodland Hills, South of Ventura Boulevard with many neighbors being long-term homeowners in this serene, charming neighborhood. This property boasts a classic layout, perfect for those looking to personalize their dream home.

Featuring three bedrooms and three bathrooms, the living spaces provide a canvas for your creative vision. Featuring large windows throughout, the light-filled kitchen and living room offer a welcoming atmosphere, while the adjacent dining area is ideal for entertaining. The kitchen, though functional, is ready for your modern touches and updates.

Key features of the home include wood panel ceilings throughout the home, a wrap around patio overlooking the backyard from the primary bedroom, and a newly built in-home sauna room with an adjacent bathroom.

Outside, the expansive backyard is perfect for gardening, play, or future entertaining enhancements. With a one-car garage, ample driveway space, and plentiful street parking in this low-traffic neighborhood, parking will not be an issue.

This home is conveniently located near endless dining options on Ventura Boulevard and close to the Westfield Topanga mall for



endless shopping opportunities. It is also located within a great school district, making it an ideal choice for families who desire a quiet neighborhood with a vibrant community nearby. Don't miss this opportunity to invest in a property with fantastic potential—bring your ideas and make it yours!

Built in 1949

**Essential Information**

MLS® #	CV24217377
Price	\$1,060,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,813
Acres	0.16
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Linette Nardi
Listing Office	LYONS & ASSOCIATES

**Community Information**

Address	5213 Alhama Drive
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

**Amenities**

Parking Spaces	1
# of Garages	1
View	None
Pool	None

**Exterior**

Lot Description	Rectangular Lot
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### **Interior**

Appliances	Gas Range
Cooling	Central Air, Gas
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	October 17th, 2024
Days on Market	15
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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