

# **\$749,000 - 9472 Woodale Avenue, Arleta**

MLS® #DW25071201

**\$749,000**

3 Bedroom, 2.00 Bathroom, 1,642 sqft

Residential on 0 Acres

N/A, Arleta,

!!!!!!BACK ON THE MARKET!!!!!!!

Welcome to this lovely traditional-style home in the heart of Arleta! This spacious 3 bedroom, 2 bathroom residence offers a comfortable 1642 square feet of living space, perfect for families or those who love to entertain.

As you step inside, you'll immediately notice the warm and inviting atmosphere, with beautiful wood flooring throughout. The cozy den features a charming fireplace, making it the ideal spot for relaxing evenings. In addition to the main living areas, a versatile bonus room provides ample space for a home office, playroom, or extra storage.

The attached garage offers convenience and plenty of storage options. Outside, enjoy the privacy and comfort of a well-maintained yard, offering a peaceful retreat in this sought-after neighborhood.

Located in Arleta, this home offers easy access to shopping, schools, and local parks, making it the perfect place to call home.

Don't miss the opportunity to own this delightful property-schedule your showing today.



CRMLS

Built in 1954

## **Essential Information**

MLS® # DW25071201

Price \$749,000

Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	1,642
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Juan Violante
Listing Office	High Ten Partners, Inc.

## Community Information

Address	9472 Woodale Avenue
Area	ARL - Arleta
Subdivision	N/A
City	Arleta
County	Los Angeles
Zip Code	91331

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Garage Faces Front, Garage
# of Garages	2
Garages	Garage Faces Front, Garage
View	None
Pool	None
Security	Smoke Detector(s), Fire Detection System

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Screens
Roof	Shingle
Foundation	Raised

## Interior

Interior	Wood
Interior Features	All Bedrooms Down
Appliances	Gas Oven, Gas Range, Water Heater, Gas Water Heater

Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Den
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	April 1st, 2025
Days on Market	140
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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