

\$874,999 - 9946 Ruffner Avenue, North Hills

MLS® #DW25171188

\$874,999

4 Bedroom, 3.00 Bathroom, 2,000 sqft
Residential on 0 Acres

N/A, North Hills,

Located in an amazing North Hills location, 9946 Ruffner Avenue is a spacious single-story 4-bedroom, 3-bathroom home offering 2,000 sq ft of living space on a generous 7,779 sq ft lot. Situated in a great neighborhood, this property features a 2-car attached garage, a private fenced front yard with an electric hydraulic gate for added privacy and convenience, and a flexible floor plan that serves as the perfect blank canvas for investors or owner-occupants looking to make it their own. The oversized primary bedroom includes a walk-in closet and a private ensuite bathroom, providing comfort and seclusion. The expansive backyard offers plenty of potential for entertaining, creating a private retreat, or even adding an ADU. With excellent bones and endless possibilities, this home is a rare opportunity in a desirable location close to schools, parks, shopping, and major freeways. Pictures have been virtually staged.



Built in 1965

Essential Information

MLS® #	DW25171188
Price	\$874,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,000

Acres	0.18
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Walter Martinez
Listing Office	eHomes Inc.

Community Information

Address	9946 Ruffner Avenue
Area	NOH - North Hills
Subdivision	N/A
City	North Hills
County	Los Angeles
Zip Code	91343

Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	July 30th, 2025
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Days on Market	6
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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