

\$1,200,000 - 7446 Woodlake Avenue, West Hills

MLS® #GD25138278

\$1,200,000

3 Bedroom, 2.00 Bathroom, 1,754 sqft

Residential on 0 Acres

N/A, West Hills,

Charming West Hills Home is bright w/lots of sun light, sought after Open Floor Plan. Above Garage permitted room additional 484sqft used as a Guest House w/1bd+1bth not included in count. This one level single story home nestled on a spacious 9,028 sq ft lot in desirable West Hills. Opportunity knocks by adding an ADU for income and lots of street parking. Owned and lovingly maintained by the same family for 46 years. Enjoy a large living room featuring a stunning wall of floor-to-ceiling windows that bathe the space in natural light and offer tranquil views of beautifully landscaped backyard. The Family room at the front of the home, with its own entrance, is perfect for a home office or creative space. The backyard is your own private oasis-complete with a covered patio, rock waterfall feature, and matured landscaping ideal for relaxing or entertaining. In the garage is the washer and dryer making it convenient for family and guest. Sought after schools, convenient, and opportunity awaits. Don't miss your chance to make this special property your own!



Built in 1956

Essential Information

MLS® #	GD25138278
Price	\$1,200,000
Bedrooms	3

Bathrooms	2.00
Full Baths	1
Square Footage	1,754
Acres	0.21
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Debra Brzescinski
Listing Office	Keller Williams R. E. Services

Community Information

Address	7446 Woodlake Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91307

Amenities

Parking Spaces	2
# of Garages	2
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Sprinklers In Front, Sprinklers In Rear, Yard
Roof	Composition, Shingle

Interior

Appliances	Dishwasher, Disposal, Built-In Range, Dryer, Gas Cooktop, Gas Water Heater, Washer
Heating	Natural Gas, Central
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, Gas, See Remarks, Wood Burning
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
Middle	Hale
High	El Camino

Additional Information

Date Listed	June 19th, 2025
Days on Market	131
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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