

\$900,000 - 22050 Independencia Street, Woodland Hills

MLS® #OC25267306

\$900,000

2 Bedroom, 2.00 Bathroom, 1,676 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Welcome to this wonderful white picket fence single-level home tucked on a picturesque street, offering inviting curb appeal and a spacious lot perfectly located south of the blvd. First time on the market in 68 years! This property is bursting with opportunityâ€”perfect for a first-time homeowner looking to build near-instant equity with vision and some TLC, or for an investor seeking a high-potential project in a desirable neighborhood. The expansive 11,500+ sq. ft. lot provides incredible flexibility for creating your dream outdoor retreat. Fruit tress in the back yard enhance this amazing back yard. Thereâ€™s ample room for an ADU, a pool, entertaining areas, gardens, and moreâ€”your imagination is the only limit.

This floorplan allows a lot of flexibility for all kinds of living requirements. Being a single level home also helps with so many lifestyle needs. The home has been lovingly cared for over the years and it's just waiting for a new vision.

Existing features include dual-pane vinyl windows by Milgard, a tankless water heater 2023, white vinyl fencing, and a large bonus sunroom, offering a great head start for your renovation plans. The sewer line had been re-lined with a resin coating all the way to the city main line in 2022. The backyard sprinkler system was added in 2020.



With no HOA fees and a location that's hard to beat, this home places you close by Malibu beaches and just minutes from restaurants, shopping, and local everything. It is also situated in the highly desired Woodland Hills Charter School District, and offers easy access to the 101 freeway, Westfield Plaza, and the Warner Center. Located West of the blvd Woodland Hills.

Whether you're an investor or a homeowner ready to create your personal paradise, this property delivers space, flexibility, and outstanding value in one of the most sought-after pockets of Woodland Hills.

Built in 1948

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | OC25267306 |
| Price | \$900,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,676 |
| Acres | 0.27 |
| Year Built | 1948 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Tom Schulze |
| Listing Office | Wise Choices Realty |

Community Information

| | |
|-------------|----------------------------|
| Address | 22050 Independencia Street |
| Area | WHLL - Woodland Hills |
| Subdivision | N/A |
| City | Woodland Hills |
| County | Los Angeles |
| Zip Code | 91364 |

Amenities

| | |
|----------|------------------------------------------------|
| Parking | Driveway |
| Garages | Driveway |
| View | Neighborhood |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|---------------------------------------------------------------------|
| Exterior | Brick, Wood Siding |
| Lot Description | Back Yard, Front Yard, Landscaped, Sprinkler System, Gentle Sloping |
| Windows | Double Pane Windows |
| Roof | Composition |
| Construction | Brick, Wood Siding |

Interior

| | |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior | Tile, Laminate |
| Interior Features | Built-in Features, Ceiling Fan(s), Eat-in Kitchen, Bedroom on Main Level, Main Level Primary |
| Appliances | Double Oven, Refrigerator, Dryer, Washer, Tankless Water Heater |
| Heating | Central |
| Cooling | Central Air |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

School Information

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|----------|---------------------|
| District | Los Angeles Unified |
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Additional Information

| | |
|-----------------|--------------------|
| Date Listed | December 5th, 2025 |
| Days on Market | 6 |
| Short Sale | N |
| RE / Bank Owned | N |

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