

\$1,279,900 - 24004 Arminta Street, West Hills

MLS® #PW25194185

\$1,279,900

4 Bedroom, 3.00 Bathroom, 2,515 sqft

Residential on 0 Acres

N/A, West Hills,

Welcome to luxury living in the canyon. 24004 Arminta rests in the prestigious Country Hills Estates of West Hills, where every detail whispers comfort and grace. This multi-level gem offers 4 bedrooms, 3 bathrooms, and 2,515 sq. ft. of thoughtfully designed space that feels like home the moment you walk in. A true highlight is the downstairs bedroom with an ADA-compliant bath—perfect for guests, multi-generational living, or anyone who values accessible elegance. The 7,868 sq. ft. lot centers around a sparkling pool and spa, inviting sunlit mornings, relaxed weekend gatherings, and serene summer evenings. Low-maintenance artificial turf graces both front and back yards, keeping curb appeal high and chores to a minimum. Inside, light dances through high ceilings and dual-pane windows, creating bright, welcoming living spaces. Modern touches—recessed lighting, ceiling fans, fresh paint and baseboards, window shutters, and laminate wood flooring—add a polished, cohesive feel. The kitchen blends style and practicality, with stainless steel and black appliances that flow effortlessly into the dining and living areas. The primary suite upstairs offers a retreat-like escape, while nearby secondary bedrooms flex beautifully into a home office, guest room, or cozy gym. A durable concrete tile roof provides lasting peace of mind. Country Hills Estates is cherished for its pride of ownership, award-winning schools, and a warm, connected community. Quiet streets, nearby



parks, and easy access to daily conveniences complete the picture. This isn't just a home—it's a lifestyle crafted for connection, relaxation, and everyday ease, designed to be felt with the heart.

Built in 1986

Essential Information

MLS® #	PW25194185
Price	\$1,279,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,515
Acres	0.18
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jeffrey Simons
Listing Office	Keller Williams Realty

Community Information

Address	24004 Arminta Street
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	4
Parking	Concrete, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener

# of Garages	2
Garages	Concrete, Direct Access, Door-Single, Driveway, Driveway Up Slope From Street, Garage, Garage Door Opener
View	None
Has Pool	Yes
Pool	Gunite, Heated, In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Copper Plumbing, Stucco, Wood Siding
Lot Description	Front Yard, Gentle Sloping, Rectangular Lot, SixToTenUnitsAcre, Sprinklers Timer, Sprinkler System, Trees
Windows	Double Pane Windows, Plantation Shutters
Roof	Concrete, Slate, Tile
Construction	Copper Plumbing, Stucco, Wood Siding
Foundation	Slab

Interior

Interior	Laminate
Interior Features	Bedroom on Main Level, Block Walls, Breakfast Area, Cathedral Ceiling(s), Ceiling Fan(s), Ceramic Counters, High Ceilings, In-Law Floorplan, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Tile Counters, Two Story Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Double Oven, Electric Oven, Gas Cooktop, Gas Water Heater, Vented Exhaust Fan, Water To Refrigerator
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Gas Starter
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
Elementary	Pomelo
Middle	Hale Charter
High	El Camino

Additional Information

Date Listed	August 1st, 2025
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Days on Market	50
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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