

# \$799,950 - 7957 Sale Avenue, West Hills

MLS® #SR24211855

**\$799,950**

4 Bedroom, 2.00 Bathroom, 1,362 sqft

Residential on 0 Acres

N/A, West Hills,

Charming 4-Bedroom Family Home in West Hills. Nestled on a quiet, tree-lined street in the sought-after West Hills neighborhood, this 4-bedroom, 2-bathroom gem offers the perfect combination of comfort, charm, and potential. Boasting a prime corner location, the red brick exterior and beautifully manicured lawn provide outstanding curb appeal with a touch of classic elegance.

Step inside to discover a spacious living room with a cozy fireplace and an abundance of natural light streaming through large dual-pane windows. The freshly painted interior is complemented by an updated kitchen featuring quartz countertops, backsplash, and matching stainless steel appliances, including an oven, microwave, dishwasher, and sink. Ample natural wood-tone cabinetry completes the space, offering both function and aesthetic appeal.

Enjoy casual meals in the breakfast/dining area or step through sliding glass doors to the covered patio, where you'll find a large, private backyard perfect for entertaining or simply relaxing. With a lush grassy area and three sizable storage sheds, there's no shortage of space or possibilities.

Additional highlights include central heating and air conditioning, a tankless water heater, and a detached 2-car garage with exciting potential for conversion into an ADU



(Accessory Dwelling Unit) â€“ a great opportunity for additional income or extended family living.

Whether you're looking to move right in or customize to your heart's content, this property offers endless possibilities to create the home of your dreams. Donâ€™t miss this exceptional opportunity in West Hills â€“ schedule your showing today!

Built in 1957

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SR24211855              |
| Price          | \$799,950               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,362                   |
| Acres          | 0.18                    |
| Year Built     | 1957                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Closed                  |
| Listing Agent  | Allen Mansour           |
| Listing Office | A & D Realty            |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 7957 Sale Avenue |
| Area        | WEH - West Hills |
| Subdivision | N/A              |
| City        | West Hills       |
| County      | Los Angeles      |
| Zip Code    | 91304            |

## Amenities

|           |   |
|-----------|---|
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
|-----------|---|

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Door-Multi, Garage, Private                    |
| # of Garages   | 2  |
| Garages        | Door-Multi, Garage, Private                    |
| View           | None   |
| Pool           | None   |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s) |

## Exterior

|                 |  |
|-----------------|--|
| Lot Description | Corner Lot, Street Level, Level, Rectangular Lot |
| Windows         | Double Pane Windows                              |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Laminate, Stone   |
| Interior Features | High Ceilings, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Galley Kitchen |
| Appliances        | Dishwasher, Gas Cooktop, Gas Oven, Microwave, Tankless Water Heater                         |
| Heating           | Central   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| Fireplaces        | Living Room   |
| # of Stories      | 1   |
| Stories           | One   |

## School Information

|          |                     |
|----------|---------------------|
| District | Los Angeles Unified |
|----------|---------------------|

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | October 7th, 2024 |
| Days on Market  | 6                 |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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