

# **\$1,349,000 - 5531 Valerie Avenue, Woodland Hills**

MLS® #SR24248781

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**\$1,349,000**

4 Bedroom, 3.00 Bathroom, 2,272 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Well maintained single-story 4 bedrooms, 2 1/2 bath property in a Hidden Hills adjacent pocket of Woodland Hills!

This home features an open floor plan with brand new wood-like vinyl flooring, vaulted ceilings and fresh paint. The updated eat-in kitchen has a spacious center island, granite countertops, stainless steel appliances and large area that can be utilized as a dining area or family room. The adjacent room can be used as family room, play room or office. The expansive living room has a fireplace and attached formal dining space with floor to ceiling windows that look out to a beautiful pool and yard accessible via sliding glass doors. The bedrooms and bathrooms have been updated and one of them has a separate entrance and can be used as a guest suite or additoinal master suite. Separate laundry room. The proximity to the freeway, Calabasas Commons, Warner Center and award-winning schools including Hale Middle School and El Camino High School adds even more value to the location. Don't miss out on the chance to make this home yours!



Built in 1964

## **Essential Information**

MLS® # SR24248781

Price \$1,349,000

Bedrooms 4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,272
Acres	0.25
Year Built	1964
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Julie Gergely-bate
Listing Office	Coldwell Banker Realty

### Community Information

Address	5531 Valerie Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

### Amenities

Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Private

### Exterior

Lot Description	ZeroToOneUnitAcre
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### Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### School Information

District	Los Angeles Unified
Middle	Hale Charter
High	El Camino Charter

### **Additional Information**

Date Listed	December 12th, 2024
Days on Market	14
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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