

# **\$1,100,000 - 6655 Lederer Avenue, West Hills**

MLS® #SR25041913

**\$1,100,000**

4 Bedroom, 2.00 Bathroom, 1,948 sqft

Residential on 0 Acres

N/A, West Hills,

Situated on a peaceful street in desirable West Hills, this beautifully updated 4-bedroom, 2-bathroom home (5-bedroom in the original record but now a double-sized extra large bedroom) offers a perfect blend of modern comfort and low-maintenance living. Step inside and be greeted by a bright and inviting interior, recently enhanced with fresh paint and stylish new luxury vinyl flooring throughout.

The spacious living room, featuring a cozy fireplace, creates a warm and welcoming atmosphere. Beyond the living room, discover an additional family and entertaining room, seamlessly connected to the kitchen, offering even more space for gatherings and relaxation.

The well-designed layout provides comfortable living for families and individuals alike. Four bedrooms offer ample space for rest and rejuvenation, while two bathrooms provide convenience and functionality.

Outside, the landscaped front yard is designed for drought-tolerant beauty, requiring minimal upkeep. A delightful lemon tree graces the backyard, adding a touch of California flavor. The outdoor space offers a blank canvas for your personal touch, perfect for creating your own relaxing retreat or entertaining area. The oversized garage easily accommodates two cars and boasts newly added ceiling storage racks, maximizing space and organization.



Located in the highly regarded LAUSD school district, this home is zoned for the top-rated Welby Way Elementary, Hale Charter Middle School, and El Camino Real Charter High School. Enjoy the convenience of being close to a variety of shopping centers, restaurants, and parks, offering easy access to everything you need. This is a wonderful opportunity to own a move-in ready home in a prime West Hills location.

Built in 1959

## Essential Information

MLS® #	SR25041913
Price	\$1,100,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,948
Acres	0.17
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ivy Lang
Listing Office	Mel Wilson & Associates - Realtors

## Community Information

Address	6655 Lederer Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91307

## Amenities

Parking Spaces	2
# of Garages	2

View	None
Pool	None

## Exterior

Lot Description	Paved, Walkstreet, Yard
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## Interior

Interior Features	All Bedrooms Down, Recessed Lighting
Appliances	Dishwasher, Gas Oven, Gas Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
Elementary	Welby Way
Middle	Hale Charter
High	El Camino Charter

## Additional Information

Date Listed	February 24th, 2025
Days on Market	39
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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