

# \$950,000 - 22044 Crespi Street, Woodland Hills

MLS® #SR25046769

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## \$950,000

3 Bedroom, 1.00 Bathroom, 1,125 sqft

Residential on 0 Acres

N/A, Woodland Hills,

Superb opportunity to reside "South of the Blvd" in Woodland Hills at a price that is hardly ever seen! Tranquil street & picture perfect curb appeal delivers a lasting first impression. Inside, discover a beautiful living room lined with rich hardwood floors, a true wood burning fireplace & an array of windows that fill the space with an abundance of natural light. Gorgeous kitchen adorned with real wood cabinetry, quality appliances, eat in "breakfast room" & a separate but adjacent formal dining room. 3 bedrooms in total share a newly updated hall bathroom, complete with new vanity, tile, tub and fixtures. Outside, enjoy a spacious covered patio & a lush flat & fully usable green yard. Plenty of driveway parking in addition to a detached 2 car garage, perfect for a future ADU. All this, walking distance to Ventura Blvd and the #1 elementary school in the area, Woodland Hills Elementary Charter.



Built in 1952

## Essential Information

|                |            |
|----------------|------------|
| MLS® #         | SR25046769 |
| Price          | \$950,000  |
| Bedrooms       | 3          |
| Bathrooms      | 1.00       |
| Full Baths     | 1          |
| Square Footage | 1,125      |
| Acres          | 0.14       |
| Year Built     | 1952       |

|                |                         |
|----------------|-------------------------|
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Shane Nichols           |
| Listing Office | Rodeo Realty            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 22044 Crespi Street   |
| Area        | WHLL - Woodland Hills |
| Subdivision | N/A                   |
| City        | Woodland Hills        |
| County      | Los Angeles           |
| Zip Code    | 91364                 |

## Amenities

|                |              |
|----------------|--------------|
| Parking Spaces | 2            |
| Parking        | Garage       |
| # of Garages   | 2            |
| Garages        | Garage       |
| View           | Neighborhood |
| Pool           | None         |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

## Interior

|                   |                   |
|-------------------|-------------------|
| Interior          | Wood              |
| 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 |
| Elementary | Woodland Hills      |

## Additional Information

|                 |                  |
|-----------------|------------------|
| Date Listed     | March 12th, 2025 |
| Days on Market  | 8                |
| Zoning          | LAR1             |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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