

# **\$9,500 - 3325 Alana Drive, Sherman Oaks**

MLS® #SR25096529

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**\$9,500**

4 Bedroom, 3.00 Bathroom, 2,678 sqft  
Residential Lease on 1 Acres

N/A, Sherman Oaks,

REDUCED Just in time to call this YOUR home! Sherman Oaks Hillside Retreat with Stunning Outdoor Living.

Nestled on a peaceful cul-de-sac in the coveted hills of Sherman Oaks, this enchanting 4-bedroom, 3-bathroom home offers 2,678 sq. ft. of beautifully appointed living space on a sprawling 30,557 sq. ft. lot. With lush landscaping and exceptional tranquility - this is California living at its best. Step inside to a warm and inviting interior featuring vaulted wood-beamed ceilings with skylights, a spacious living room with fireplace, and seamless indoor-outdoor flow through French doors in nearly every room. The recently updated kitchen boasts sleek countertops, stainless steel appliances, newer flooring, and a cozy breakfast nook. The expansive primary suite is a serene escape, complete with a large closet, French doors to the backyard, and a bright & light bath with dual vanities and a romantic Roman tub framed by garden views.

The true highlight is the spectacular outdoor settingâ€”an entertainerâ€™s dream with multiple zones for dining, lounging, and stargazing. Enjoy a built-in BBQ area with sink and beverage fridge, grassy lawn for play, a tranquil water fountain, wood deck with fire pit and built-in seating, an outdoor shower and a secluded spa deck with an expansive built-in bench to soak in the tranquility.

Located within the highly sought-after Sherman Oaks Elementary Charter district and



just minutes from Ventura Blvd, Beverly Hills,  
and the Westside.  
This home blends timeless charm with modern  
comfort in an idyllic settingâ€”your private  
retreat awaits.

Built in 1962

**Essential Information**

MLS® #	SR25096529
Price	\$9,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,678
Acres	0.70
Year Built	1962
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed
Listing Agent	Moe Abourched
Listing Office	Rodeo Realty

**Community Information**

Address	3325 Alana Drive
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91403

**Amenities**

Utilities	Gardener
Parking Spaces	2
Parking	Driveway Up Slope From Street, Garage, Private
# of Garages	2
Garages	Driveway Up Slope From Street, Garage, Private
View	Peek-A-Boo

Pool	None
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## Exterior

Exterior Features	Barbecue, Fire Pit
Lot Description	Cul-De-Sac, Landscaped, Sprinkler System

## Interior

Interior Features	Ceiling Fan(s), Unfurnished, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Oven, Microwave, Refrigerator, Disposal, Dryer, Gas Cooktop, Gas Water Heater, Washer, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 1st, 2025
Days on Market	48
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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