

# **\$1,299,000 - 22548 Victory Boulevard, Woodland Hills**

MLS® #SR25096766

---

## **\$1,299,000**

4 Bedroom, 3.00 Bathroom, 2,136 sqft

Residential on 0 Acres

N/A, Woodland Hills,

When quality matters, this single story contemporary will not disappoint. This warm, welcoming home has been revitalized with a masterful restoration that will make you smile a mile wide. All the character & charm of its origin remain as an infusion of magnificent upgrades elevate it to a higher level. Concrete circular driveway with lush grass and ficus privacy wall, brand new "cool roof" in addition to all new windows and sliders welcome you with open arms. Stunning real Oak wood flooring, recessed lighting & a warm palette of colors sets the tone. A vast array of new windows invites soothing natural light to bathe throughout. The gorgeous open kitchen features a massive center-island, custom cabinetry, walk-in pantry, stunning quartz counters w/waterfall edge & a prime selection of high-end stainless appliances. The desirable open concept unites the kitchen with a massive living/dining area, featuring a vast array of sliding doors framing the serene natural surroundings of the rear yard. Near the entry sits a conveniently located half bathroom, a spacious indoor laundry room in addition to direct access to a fully finished 2 car garage, complete with epoxy floors. On the West end of the home rests 4 bedrooms, 3 of which share a huge hall bathroom and a separate master suite at the back of the home, complete with "his & her" closets, sliding patio door granting you access to the tranquil rear grounds as well as a spa-like en suite bathroom offering double vanity sinks, huge



walk-in shower and a private commode with a door. Once you've had your fill inside, venture outside to take in the lush grounds on this completely flat & usable yard resting on over a 1/4 acre lot! Plenty of room for a pool, guest house/ADU, pickleball court, etc. All this, located walking distance to Warner Center's fleet of Woodland Hills' best shopping, entertainment and restaurants. A complete list of upgrades is available upon request, some of which include a new roof, new HVAC, upgraded 200 amp electrical panel, all new windows, doors, flooring, kitchen cabinets, countertops & appliances, new bathrooms, recessed LED lighting, fixtures, drywall, exterior stucco, landscape & hardscape, to include newly poured concrete circular driveway and rear patio. Essentially, everything but the studs and the concrete foundation have all been replaced!

Built in 1962

**Essential Information**

MLS® #	SR25096766
Price	\$1,299,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,136
Acres	0.27
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shane Nichols
Listing Office	Rodeo Realty

**Community Information**

Address	22548 Victory Boulevard
---------	-------------------------

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

## Amenities

Parking Spaces	2
Parking	Door-Multi, Direct Access, Garage
# of Garages	2
Garages	Door-Multi, Direct Access, Garage
View	Neighborhood
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows, ENERGY STAR Qualified Windows
Roof	Composition

## Interior

Interior	Wood
Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

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

## Additional Information

Date Listed	May 1st, 2025
Days on Market	18
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 30th, 2025 at 5:11pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT

guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.