

# \$750,000 - 22942 Elkwood Street, West Hills

MLS® #SR25101107

**\$750,000**

4 Bedroom, 2.00 Bathroom, 1,754 sqft

Residential on 0 Acres

N/A, West Hills,

Incredible value with tons of upside! Nestled in a peaceful West Hills cul-de-sac, this charming single-story ranch-style pool home offers exceptional potential. Key system upgrades have already been completed, including a powerful 4-ton AC unit and 220v wiring (2021), a 200-amp electrical panel (2019), and reroof (2018). Offering  $\pm 1,754$  SF of living space, the flexible floor plan includes 4 bedrooms (title shows 3), 2 bathrooms, a cozy family room with fireplace, a dedicated dining area, and kitchen with interior laundry hookups. A delightful bonus room—converted from the garage (permits unknown)—adds even more versatility to the layout. Set on a generous  $\pm 7,558$  SF lot, the property features mature landscaping, a sparkling pool and spa, and a spacious backyard perfect for entertaining or relaxing outdoors. Located just 10 minutes from The Village at Topanga, scenic hiking trails in the Santa Monica Mountains, and only 5 minutes to the nearest park, this home combines the comfort of daily conveniences and the peacefulness of nature nearby. Whether you're looking for a personal renovation project or a smart investment, this is a rare opportunity to reimagine a well-located gem into something truly special.



Built in 1957

## Essential Information

MLS® #

SR25101107

Price	\$750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,754
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Christina Pambakian
Listing Office	Equity Union

## Community Information

Address	22942 Elkwood Street
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Direct Access, Garage, Attached Carport, See Remarks
Garages	Direct Access, Garage, Attached Carport, See Remarks
View	None
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard
Windows	Wood Frames
Roof	Composition
Foundation	Slab

## Interior

Interior Features	Unfurnished, See Remarks
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Range Hood
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	May 2nd, 2025
Days on Market	11
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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