

\$1,050,000 - 22939 Lull Street, West Hills

MLS® #SR25120151

\$1,050,000

4 Bedroom, 2.00 Bathroom, 1,939 sqft

Residential on 0 Acres

N/A, West Hills,

Desirable single level located on a beautiful tree lined street in a quiet West Hills neighborhood. A large concrete driveway leading to an attached 2 car garage, lush landscaping and recently painted exterior create the ideal curb appeal. From the moment you enter, the original rich solid wood floors line the main living areas. The formal living room is equipped with a dazzling fireplace, which leads you to the adjacent dining area and spacious galley style kitchen. The kitchen offers real wood cabinetry adorned with granite countertops and high-end stainless appliances. Directly off the kitchen, be pleasantly surprised to find a full size laundry room with side by side washer and dryer as well as loads of cabinet/pantry space. Perhaps the star of the show is the fully permitted family room addition, offering nearly 400 sq. ft. of picturesque living space with soaring vaulted ceilings, a cozy gas fireplace & a dual pane slider that grants you access to the tranquil yet stylish sanctuary of a yard. Recently updated landscaping featuring fresh sod grass, a spacious patio with covered pergola, numerous fruit trees, mature foliage that offers extensive privacy from all neighbors and the most incredible sand pit that's guaranteed to be the highlight of every child's experience. Make your way back inside to discover 3 spacious bedrooms that share an updated hall bathroom, in addition to your very own master suite featuring an en suite bath showcasing a walk-in shower with new vanity and light



fixtures. Additional upgrades include brand new HVAC system, new double pane windows, EV charger and more. All this, located in a superb locale near the Valley's central hub of dining, shopping and entertainment, in addition to being zoned for the highly coveted and 10 out of 10 ranked Justice Elementary.

Built in 1957

Essential Information

MLS® #	SR25120151
Price	\$1,050,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,939
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Shane Nichols
Listing Office	Rodeo Realty

Community Information

Address	22939 Lull Street
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

Exterior

Lot Description ZeroToOneUnitAcre

Interior

Interior Features Bedroom on Main Level, Primary Suite, All Bedrooms Down, Main Level Primary

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Family Room, Living Room

of Stories 1

Stories One

School Information

District Los Angeles Unified

Elementary Justice

Additional Information

Date Listed May 29th, 2025

Days on Market 43

Zoning LARS

Short Sale N

RE / Bank Owned N

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