

\$899,999 - 7707 Sedan Avenue, West Hills

MLS® #SR25144081

\$899,999

4 Bedroom, 2.00 Bathroom, 1,910 sqft

Residential on 0 Acres

N/A, West Hills,

Beautiful remodeled WEST HILLS home with 27 SOLAR PANELS THAT ARE PAID OFF. The sun-drenched living room features, recessed lighting, a statement bay window, handsome brick fireplace, and rich wood-laminate floors. Remodeled and thoughtfully designed kitchen with recessed lighting, ceiling-height alder wood cabinetry with illuminated glass displays, tile countertops, custom tile backsplash, generously sized center island with stainless steel dual-basin sink with a sleek pull-down faucet, pendant lighting and additional storage, state-of-the-art stainless-steel appliances—including an electric range, microwave, dishwasher, and French door refrigerator —and easy-care flooring. Plus, a handy breakfast bar and sun-washed breakfast nook that provide casual dining options. The dining room seamlessly adjoins the kitchen and, with its designer lighting and gleaming wood-laminate floors, offers an ideal setting for any occasion. The expansive family room features soaring ceilings, recessed lighting, remote controlled lighted ceiling fan, dual sliding French doors crowned by transom windows that open to the backyard, a gas burning fireplace, and stylish wood-laminate flooring. The primary suite features a gleaming picture window, lighted ceiling fan, wainscoting, ample closet space, and complementary wood-laminate floors. The en suite bathroom showcases a modern vanity with granite countertop, undermount basin,



mirrored storage, glass-enclosed step-in shower and tile floors. Three additional bright and airy bedrooms offer sparkling windows that invite natural light, and gleaming wood-laminate flooring throughoutâ€”providing comfort, functionality, and style. Full guest bathroom with a chic white vanity topped in granite, undermount basin, mirrored sundry storage, tiled tub/shower combo and tile floors. Convenient indoor laundry room with washer/dryer and additional storage cabinets and service entrance. Energy efficient insulated windows. Central air and heat, plus an additional evaporative cooling system. The private backyard is designed to be the ultimate entertainment space, offering a spacious patio, relaxing hot tub, vibrant flowerbeds, lush green lawn and rich greenery creating a serene and picturesque setting perfect for gatherings or quiet relaxation. All of this is just minutes away from shopping, dining and public transportation.

Built in 1961

Essential Information

MLS® #	SR25144081
Price	\$899,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,910
Acres	0.17
Year Built	1961
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jim Sandoval
Listing Office	Park Regency Realty

Community Information

Address	7707 Sedan Avenue
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Parking Spaces	1
Parking	Driveway, Garage Faces Front, Garage, Carport, Converted Garage, Door-Single, See Remarks
# of Garages	1
Garages	Driveway, Garage Faces Front, Garage, Carport, Converted Garage, Door-Single, See Remarks
View	None
Pool	None

Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Near Public Transit, Sprinklers In Front, Sprinklers Timer
Windows	Bay Window(s), Insulated Windows, Solar Screens

Interior

Interior	Laminate, Vinyl
Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting, All Bedrooms Down, Primary Suite, Beamed Ceilings, Breakfast Area, Built-in Features, Chair Rail, Paneling/Wainscoting, Pantry, Storage, Tile Counters, Unfurnished
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Electric Range, Self Cleaning Oven, Water To Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air, Evaporative Cooling
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, Masonry
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	June 27th, 2025
Days on Market	13
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

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