

# \$949,900 - 22353 Roscoe Boulevard, West Hills

MLS® #SR25165071

**\$949,900**

4 Bedroom, 3.00 Bathroom, 2,362 sqft

Residential on 0 Acres

N/A, West Hills,

**BEST DEAL IN WEST HILLS!** This open, flowing dream home sits on an expansive 10,200+ sq ft flat lot with RV alley access & guest unit/ADUâ€"offering unbeatable versatility, privacy, and income potential. Inside, youâ€™ll find 3 bedrooms, 2 baths, plus a spacious office that can easily serve as a 4th bedroom. Freshly painted interiors, gleaming wood floors, and recessed lighting create a bright, inviting atmosphere. The huge updated cookâ€™s kitchen opens to a formal dining roomâ€"perfect for hosting gatherings. The massive detached garage is a rare find, offering exceptional space for car enthusiasts, hobbyists, or small business owners. Outdoors, unwind in your private spa or enjoy the expansive yard with endless possibilities for entertaining, gardening, or play. The fully finished ADU features its own kitchen and bathroomâ€"ideal for extended family, guests, rental income, or a private creative space. Opportunities like this are rareâ€"usable space, incredible garage capacity, and modern updates in one complete package. Donâ€™t miss your chance to own this truly special West Hills property!



Built in 1958

## Essential Information

MLS® # SR25165071

Price \$949,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,362
Acres	0.23
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Poupee Komenkul
Listing Office	Rodeo Realty

## Community Information

Address	22353 Roscoe Boulevard
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Attached Carport, Assigned, Concrete, Detached Carport, Driveway Level, Driveway, Gated, Off Street, Paved, Public, On Street
# of Garages	2
Garages	Attached Carport, Assigned, Concrete, Detached Carport, Driveway Level, Driveway, Gated, Off Street, Paved, Public, On Street
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard, Lawn, Level, Near Park, Near Public Transit, Street Level, Walkstreet, Yard
Windows	Blinds, Double Pane Windows, Drapes

## Interior

Interior	Carpet, Laminate, Tile, Vinyl, Wood
Interior Features	Built-in Features, Ceramic Counters, Granite Counters, Open Floorplan, Quartz Counters, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level
Appliances	Dishwasher, Electric Range, Free-Standing Range, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Refrigerator, Water To Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, See Remarks
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	July 22nd, 2025
Days on Market	32
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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