

# \$897,000 - 23510 Justice Street, West Hills

MLS® #SR25166011

**\$897,000**

4 Bedroom, 3.00 Bathroom, 1,903 sqft

Residential on 0 Acres

N/A, West Hills,

Endless possibilities on expansive lot - perfect for your vision! This much-loved single-story family home sits on an impressive 11,184 square foot lot, offering extraordinary potential for renovation, expansion, or complete transformation. With 4 bedrooms, 3 bathrooms, and 1,903 square feet of living space, this property presents a rare opportunity to create your dream home in a highly desirable location.

Recent updates include new luxury vinyl tile flooring and fresh interior paint, creating a clean foundation for your vision. The light and bright living room features a fireplace and south-facing windows providing abundant natural light. The spacious kitchen opens to an oversized eat-in breakfast area, with convenient adjacent laundry area and separate dining room. The private primary suite features dual closets and en-suite bathroom. Single-story layout is ideal for aging in place with well-designed flow between living spaces.

The true gem is the exceptionally spacious outdoor space - featuring an expansive wide backyard with generous side yards that create an incredibly open and private feel. This blank canvas offers endless possibilities for entertaining areas, lush landscaping, pool installation, ADU development (buyer to verify with city), or expansion. The large lot provides multiple opportunities for long-term appreciation in this established neighborhood. Prime location less than 2 blocks to Justice



Measurements Deemed Highly Reliable But Not Guaranteed.

Street Charter Academy and a short drive to El Camino High School. Situated in a friendly, established neighborhood with easy freeway access to 101, minutes to Warner Center, and close to trendy Village shopping and dining. Perfect balance of suburban tranquility and urban convenience. With fresh updates already completed and priced to allow for your additional improvements - this is your opportunity to create something truly special on this generous lot in an exceptional location.

Built in 1964

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SR25166011              |
| Price          | \$897,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 1,903                   |
| Acres          | 0.26                    |
| Year Built     | 1964                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Closed                  |
| Listing Agent  | Jane Bishop             |
| Listing Office | Jane Bishop             |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 23510 Justice Street |
| Area        | WEH - West Hills     |
| Subdivision | N/A                  |
| City        | West Hills           |
| County      | Los Angeles          |
| Zip Code    | 91304                |

## Amenities

|           |   |
|-----------|---|
| Utilities | Electricity Connected, Sewer Connected, Water Connected |
|-----------|---|

|                |  |
|----------------|--|
| Parking Spaces | 5  |
| Parking        | Direct Access, Door-Single, Driveway, Garage, Garage Door Opener |
| # of Garages   | 2  |
| Garages        | Direct Access, Door-Single, Driveway, Garage, Garage Door Opener |
| View           | None   |
| Pool           | None   |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
|-----------------|-------------------|

## Interior

|                   |  |
|-------------------|--|
| Interior          | Vinyl  |
| Interior Features | Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Primary Suite |
| Appliances        | Refrigerator   |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| Fireplaces        | Living Room  |
| # of Stories      | 1  |
| Stories           | One  |

## School Information

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

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 31st, 2025 |
| Days on Market  | 9               |
| Zoning          | LARE11          |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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