

# \$825,000 - 22854 Sherman Way, West Hills

MLS® #SR25169881

**\$825,000**

3 Bedroom, 2.00 Bathroom, 1,358 sqft

Residential on 0 Acres

N/A, West Hills,

Set back from the street by a beautiful green front yard, this virtually staged 3-bedroom (+bonus room w/walk-in closet), 2-bathroom home in West Hills sits on an extra-large lot and is move-in ready or perfect for your dream renovation. Features include a gated front yard with fruit trees, new lawn and landscaping, central HVAC with new ducting, a bonus room with walk-in closet, 3 spacious bedrooms filled with natural light, two full bathrooms (1 with a shower-tub combo), a galley kitchen with washer/dryer and new dishwasher, and an ultra-bright Arizona Room, ideal for entertaining, relaxing or as a home gym. The gated alley access opens to enough parking for several cars (or for a massive storage area) via a long driveway, leading to the front parking area & attached garage. The back yard is ready for you to relax, shoot some hoops or transform into the oasis you've always wanted. Located just down the street from trendy Malibu Wines and close to The Village, movie theaters, Trader Joe's, Sprouts, restaurants, hiking, UCLA West Valley Medical Center, shopping malls, and all that the west valley has to offer!



Built in 1956

## Essential Information

MLS® # SR25169881

Price \$825,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,358
Acres	0.20
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ira Gold
Listing Office	Coldwell Banker Realty

## Community Information

Address	22854 Sherman Way
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91307

## Amenities

Parking Spaces	7
Parking	Garage, Driveway, Driveway Level, Off Street, Paved, RV Gated
# of Garages	1
Garages	Garage, Driveway, Driveway Level, Off Street, Paved, RV Gated
View	Neighborhood
Pool	None
Security	Smoke Detector(s), Carbon Monoxide Detector(s)

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Sprinklers In Front
Roof	Shingle
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave,

	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, See Remarks
# of Stories	1
Stories	One

## School Information

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

## Additional Information

Date Listed	July 29th, 2025
Days on Market	13
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 9th, 2026 at 8:54pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.