

\$899,000 - 23308 Community Street, West Hills

MLS® #SR25174235

\$899,000

3 Bedroom, 2.00 Bathroom, 1,832 sqft

Residential on 0 Acres

N/A, West Hills,

Imagine your own style and design in a prime neighborhood. This one story Heltzer-built home sits on a rare 11,000 SF lot, featuring exceptional potential for expansion, a pool, or an ADU. With extended RV access, a spacious flat backyard, and hillside views, the possibilities are endless. The floorplan is enhanced by the vaulted ceilings and original wood floors adding charm, complimented by newer windows and sliding glass doors. The primary suite is thoughtfully positioned away from the other bedrooms for added privacy. A unique third bedroom spans over 20 ft., with a nearby full bath and private patio access that could be perfect for a home office, guest suite or creative studio. The inviting living room centers around a cozy fireplace and opens to the yard through the sliding glass doors. A separate dining area also connects to the outdoors, creating a seamless indoor-outdoor flow. The kitchen is conveniently served by a nearby laundry room with extra storage and direct access to the two car garage. This highly sought after neighborhood is surrounded by top-rated schools and scenic parks, including Lazy J Ranch, Orcutt Ranch, and the Chatsworth Nature Preserve. Nearby shopping and dining options abound at The Village and Westfield Topanga, with medical services at UCLA West Valley Medical Center. Easy access to the 101 and 118 freeways makes for a scenic drive to the city or Malibu beaches. Don't miss this opportunity to reimagine a well-located home with space,



privacy and room to design your vision.

Built in 1963

Essential Information

MLS® #	SR25174235
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,832
Acres	0.25
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional, Ranch
Status	Closed
Listing Agent	Donna Hoffer
Listing Office	Coldwell Banker Realty

Community Information

Address	23308 Community Street
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Direct Access, Garage, Concrete, Door-Multi, Driveway, Garage Faces Side, Paved, RV Access/Parking, See Remarks
# of Garages	2
Garages	Direct Access, Garage, Concrete, Door-Multi, Driveway, Garage Faces Side, Paved, RV Access/Parking, See Remarks
View	Hills, Peek-A-Boo
Pool	None

Security	Smoke Detector(s), Carbon Monoxide Detector(s)
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Exterior

Exterior	Frame
Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Yard, Near Park, Street Level
Windows	Garden Window(s), Shutters
Roof	Composition
Construction	Frame
Foundation	Combination

Interior

Interior	Laminate, Wood, Tile
Interior Features	Breakfast Bar, High Ceilings, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Ceiling Fan(s), In-Law Floorplan, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Water Heater, Water Heater, Electric Oven, Gas Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
Elementary	Los Angeles Unified

Additional Information

Date Listed	September 16th, 2025
Days on Market	13
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

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