

# \$900,000 - 5539 Royer Avenue, Woodland Hills

MLS® #SR25176363

---

## \$900,000

4 Bedroom, 3.00 Bathroom, 2,050 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

Welcome to this charming home in the coveted Walnut Acres neighborhood, offered for the first time since its original construction in 1956. The classic "Mon-Chateau" floor plan built by Banner featured a single story 3-bedroom home. The original owner made a thoughtful expansion in 1993 to include a spacious upstairs primary ensuite and a versatile flex space that can be customized to fit your lifestyle. The living room offers an exposed wood beam ceiling and fireplace down the hall you will find the original footprint of the home with the 3 original bedrooms. Much of the home's cosmetic features are in need of updating. There is an enclosed rear patio, two-car garage, and a generous rear yard large enough to accommodate a pool. Opportunity to bring your vision and to create your dream space.

Built in 1956

## Essential Information

MLS® #	SR25176363
Price	\$900,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,050
Acres	0.18



Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Catherine Watkinson
Listing Office	Real Brokerage Technologies, Inc.

### **Community Information**

Address	5539 Royer Avenue
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91367

### **Amenities**

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

### **Exterior**

Lot Description	Yard, Flag Lot
-----------------	----------------

### **Interior**

Interior	Carpet, See Remarks, Wood
Interior Features	Bedroom on Main Level, Primary Suite
Appliances	Built-In Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	Two

### **School Information**

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

### **Additional Information**

Date Listed	August 4th, 2025
Days on Market	2
Zoning	LARS
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 17th, 2026 at 1:31pm 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.