

# **\$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
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## 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
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## Additional Information

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

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