

\$1,795,000 - 22511 Ballinger Street, Chatsworth

MLS® #SR25235131

\$1,795,000

5 Bedroom, 4.00 Bathroom, 3,483 sqft
Residential on 0 Acres

N/A, Chatsworth,

Welcome to a truly special Chatsworth residence that blends timeless character with thoughtful modern enhancements. Nestled in one of Chatsworth's most sought-after enclaves where homes rarely come to market, this 5-bedroom, 4-bath property offers nearly 3,500 sq ft of living space on an expansive 0.40-acre lot. Meticulously cared for and upgraded with quality materials, key features include a US tile terracotta ceramic roof and refinished antique Saltillo tile flooring (2025), plus a dual-zone HVAC system with major updates—one zone fully replaced in 2023. All exterior and interior walls are insulated, a rare feature ensuring year-round comfort and efficiency. The exterior was refreshed in 2022 when the entire home was painted with Ceramic Shield paint. The front of the home showcases manicured landscaping, a large gated driveway with RV potential, and a 4-car garage with overhead storage. A gated entry leads through a colonnade to a peaceful courtyard and a refinished vintage fountain. Through the front door, you're welcomed by a step-down living room with vaulted ceilings, a fireplace, and large patio doors opening to the backyard. The west wing includes a spacious great room with new carpet, vaulted ceilings, a fireplace, a wet bar, built-ins, and abundant natural light. The kitchen has been almost entirely rebuilt with newer appliances, a large granite center island with a sink, plenty of cabinetry, a breakfast area, sliding door access to a side patio, and a



formal dining room. This wing also features a generous bedroom with courtyard access—ideal as guest quarters, studio, or office—plus a renovated hallway bathroom and large laundry room with built-in storage. In the east wing, the primary suite offers vaulted ceilings, sliding door access to the backyard, a walk-in closet, and an ensuite bathroom. Two additional hallway bathrooms are large in size and serve the remaining three guest bedrooms, which offer ample space and storage, including one by the courtyard with refinished parquet flooring—perfect for a home office. The backyard offers a large pool, multiple patios, and lush landscaping surrounded by six mature citrus trees—two Navel orange, two Valencia orange, one Meyer lemon, and one kumquat. Don't miss this rare opportunity to own a one-of-a-kind home in Chatsworth—minutes from hiking trails, parks, and mountain views.

Built in 1979

Essential Information

MLS® #	SR25235131
Price	\$1,795,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,483
Acres	0.41
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Cody Brown
Listing Office	Rodeo Realty

Community Information

Address	22511 Ballinger Street
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Area	CHT - Chatsworth
Subdivision	N/A
City	Chatsworth
County	Los Angeles
Zip Code	91311

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Door-Multi, Garage, RV Potential, Paved, RV Gated
# of Garages	4
Garages	Door-Multi, Garage, RV Potential, Paved, RV Gated
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Private, Black Bottom
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	Sprinklers In Rear, Sprinklers In Front
Windows	Blinds, Drapes, Screens, Shutters, Wood Frames
Roof	Tile
Foundation	Slab

Interior

Interior	Carpet, Tile
Interior Features	Wet Bar, Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, Granite Counters, High Ceilings, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Gas Cooktop, Gas Range, Microwave, Refrigerator, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	October 8th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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