

# **\$870,000 - 5006 Catalon, Woodland Hills**

MLS® #SR25244287

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## **\$870,000**

3 Bedroom, 2.00 Bathroom, 1,357 sqft  
Residential on 0 Acres

N/A, Woodland Hills,

Welcome to to a timeless Woodland Hills classic ideally located south of the Boulevard on a large, flat, and fully usable corner lot! On the market for the first time in over 50 years, this cherished family home combines original charm with thoughtful updates throughout. Featuring a newer roof, upgraded A/C system, refreshed baths, and a replaced sewer line, itâ€™s ready for its next chapter. The spacious corner lot offers incredible flexibility â€“ move right in and enjoy, add a pool, create stunning outdoor entertaining spaces, or explore the potential to build an accessory dwelling unit (with proper permits and approval from Building and Safety). Inside, youâ€™ll find light-filled living spaces, a functional kitchen, and comfortable bedrooms â€“ all designed with warmth and flow. The setting provides excellent curb appeal and an open feel that makes the property truly special. Perfectly located near Serrania Park, neighborhood shopping, cafÃ©s, and dining along Ventura Boulevard â€“ and directly across the street from Serrania Charter Elementary School â€“ this home offers everyday convenience with that sought-after Woodland Hills lifestyle. Whether youâ€™re a family ready to make new memories, an investor looking for potential, or a developer envisioning whatâ€™s next, 5006 Catalon Avenue is a rare opportunity in one of Woodland Hillsâ€™ most desirable pockets.

Built in 1947



**Essential Information**

MLS® #	SR25244287
Price	\$870,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,357
Acres	0.18
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Wendy Gundry
Listing Office	RE/MAX of Santa Clarita

**Community Information**

Address	5006 Catalon
Area	WHLL - Woodland Hills
Subdivision	N/A
City	Woodland Hills
County	Los Angeles
Zip Code	91364

**Amenities**

Parking Spaces	2
Parking	Driveway, Garage Faces Front
# of Garages	2
Garages	Driveway, Garage Faces Front
View	None
Pool	None

**Exterior**

Lot Description	Yard, ZeroToOneUnitAcre
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**Interior**

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	October 23rd, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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