

# **\$849,900 - 22924 Arminta Street, West Hills**

MLS® #V1-28479

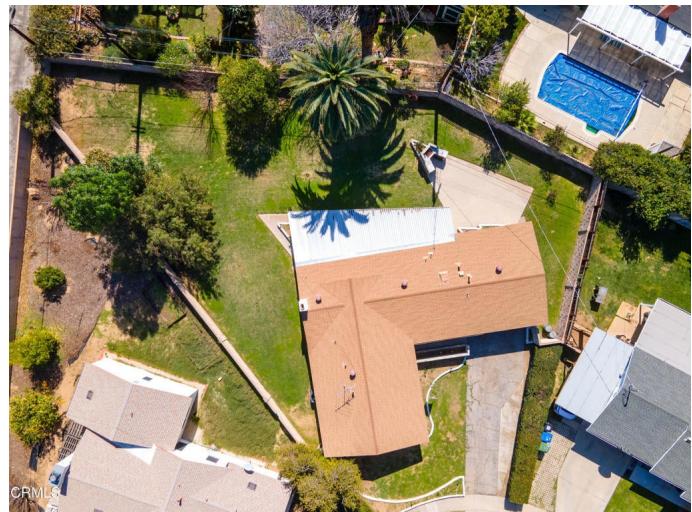
**\$849,900**

3 Bedroom, 2.00 Bathroom, 1,358 sqft

Residential on 0 Acres

N/A, West Hills,

Have you been looking for a single-story home on a cul-de-sac with an expansive lot with limitless potential in a wonderful West Hills subdivision? Are you interested in a property that offers 3 bedrooms and 2 baths with over 1,300 SF of living space? Look no further! Come see this beauty where the possibilities are endless and put your own finishing touches on this home to make it your own. The home has a recently painted interior, new wood-like flooring throughout most of the home, brand new HVAC system and new ducting. There's more! You will be hard pressed to find another lot this size at over 11,500 SF. The backyard is a blank canvas excellent to install a children's play set, swings, slides, or simply to kick a ball around. Large lot excellent to add your own customized pool. This home has fantastic potential for multi-generational living for those visionary homebuyers looking to add an ADU (accessory dwelling unit) to house adult children, aging parents, or to generate rental income. This lot SCREAMS ADU. Do you have the vision to see this? Come and be part of the ADU boom. Must apply with the permitting municipality for final permit approval and requirements. The possibilities here are endless with just a little bit of imagination. Imagine building an ADU to help offset the mortgage payment? The cherry on top is that this home is conveniently located near schools, shopping, and parks. Hurry before this property is gone!!!



Built in 1957

## Essential Information

MLS® #	V1-28479
Price	\$849,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,358
Acres	0.26
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Saul Aguilar
Listing Office	RE/MAX Gold Coast REALTORS

## Community Information

Address	22924 Arminta Street
Area	WEH - West Hills
Subdivision	N/A
City	West Hills
County	Los Angeles
Zip Code	91304

## Amenities

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

## Exterior

Lot Description	Sprinklers None
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## Interior

Appliances	Refrigerator
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	See Remarks
# of Stories	1
Stories	One

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	45
Short Sale	N
RE / Bank Owned	N

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