

# \$815,000 - 17007 Bassett Street, Van Nuys

MLS® #225000932

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## \$815,000

2 Bedroom, 1.00 Bathroom, 1,321 sqft

Residential on 0 Acres

N/A, Van Nuys,

Charming Lake Balboa Home - First Time on the Market in Over 49 Years! Discover this well-maintained 2-bedroom, 1-bathroom home nestled in the heart of Lake Balboa. Featuring a large family room, this home offers plenty of space for relaxation and entertaining. A bonus room off the garage provides versatility--ideal for a home office, gym, or creative space. Recent upgrades include a new roof, new solar, and a newer oven and hood in the kitchen. The home also features double-paned windows and central A/C and heat for year-round comfort. A tankless water heater ensures endless hot water. Step outside to your private backyard, perfect for gatherings or peaceful evenings, featuring a large covered patio and low-maintenance landscaping. Additional highlights include a newer exterior fence, newer garage door, and a storage shed for added convenience. The 2-car garage offers ample parking and storage space. Located in a desirable neighborhood, this home is a rare opportunity not to be missed!

Built in 1949

## Essential Information

MLS® #	225000932
Price	\$815,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,321
Acres	0.15
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Patricia Garcia
Listing Office	eXp Realty of California

## Community Information

Address	17007 Bassett Street
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage

## Exterior

Exterior	Stucco
Windows	Double Pane Windows
Roof	Shingle
Construction	Stucco

## Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room
Appliances	Refrigerator, Tankless Water Heater
Heating	Central
Cooling	Central Air
# of Stories	1
Stories	One

## School Information

District                      Los Angeles Unified

**Additional Information**

Date Listed                February 26th, 2025  
Days on Market        7  
Zoning                    LAR1  
Short Sale                N  
RE / Bank Owned      N

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