

# **\$949,000 - 6554 Rubio Avenue, Lake Balboa**

MLS® #225000934

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## **\$949,000**

3 Bedroom, 2.00 Bathroom, 1,491 sqft  
Residential on 0 Acres

N/A, Lake Balboa,

Charming 3-Bedroom, 2-Bathroom Home with Office and RV Access in Lake Balboa This inviting three-bedroom, two-bathroom home, complete with a dedicated office space, boasts fantastic curb appeal and is located on a serene, tree-lined street in one of Lake Balboa's most sought-after neighborhoods. With RV access and a spacious patio, this property offers both comfort and convenience. It's ideally situated near Lake Balboa Park, multiple golf courses, the Farmers Market, and the Sepulveda Basin dog park. Upon entering, you're welcomed by an open and bright floorplan, highlighted by well-maintained original hardwood floors in the living room. The large bay window floods the space with natural light, complemented by stylish wood trim. The living room seamlessly flows into the dining area and a generously sized kitchen, which features granite countertops, stainless steel appliances, and ample cabinetry and counter space. Just off the kitchen is an interior laundry room with additional storage, a pantry, and access to the backyard. The primary bedroom is a true retreat with a walk-in closet, a large sliding glass door leading to the backyard, and an en-suite bathroom with dual vanities and a spacious shower. Adjacent to the master is a versatile office space, two guest bedrooms, and an updated guest bathroom. The expansive backyard offers a covered patio, plumbing hook-ups for an outdoor BBQ, a grassy area, and block wall fencing, perfect for both relaxation and



entertainment. The detached garage includes an A/C unit, a covered carport, and additional storage space. Additional features and upgrades include heavy-duty noise-canceling dual-pane windows, newer stucco and insulation, a security camera system, a reinforced foundation, and fresh interior paint. This home is an exceptional find that blends modern upgrades with timeless charm in a prime Lake Balboa location. Don't miss the opportunity to make this stunning property your own!

Built in 1950

**Essential Information**

MLS® #	225000934
Price	\$949,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,491
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jonathan Shepard
Listing Office	Pacific Property Services Co.

**Community Information**

Address	6554 Rubio Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

**Amenities**

Parking Spaces	2
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Parking	Concrete, Driveway, RV Access/Parking
# of Garages	2
Garages	Concrete, Driveway, RV Access/Parking

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Sprinklers Timer, Sprinkler System, Lawn, Rectangular Lot
Windows	Blinds, Double Pane Windows, Bay Window(s)
Construction	Stucco
Foundation	Raised

## Interior

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room, Main Level Primary
Appliances	Disposal, Microwave
Heating	Central, Natural Gas
Cooling	Central Air
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	February 26th, 2025
Days on Market	34
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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