

# \$799,000 - 7312 Shoshone Avenue, Lake Balboa

MLS® #25506923

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## \$799,000

2 Bedroom, 1.00 Bathroom, 779 sqft  
Residential on 0 Acres

N/A, Lake Balboa,

Nestled on one of Lake Balboa's most sought-after streets, this delightful 2-bedroom, 1-bath home is the perfect blend of comfort and charm. Upon entering, you're greeted by a bright and airy sun-filled room with expansive windows, offering serene views of the enchanting backyard. The cozy living room seamlessly flows into an open-concept layout, including a dining area and intimate sitting space, ideal for relaxing or entertaining. The updated kitchen boasts sleek quartz countertops and modern appliances, making it both stylish and functional. Step outside into the expansive backyard, an entertainer's dream, featuring a comfortable alfresco sitting area, drought-tolerant landscaping, and a variety of fruit trees, including tangerine, lemon, orange, and lime. A large custom-built shed provides additional storage space. The versatile bonus room offers side-by-side laundry and direct access to the backyard. The spacious lot offers endless potential, with room for a potential ADU, expansion, or even a pool. Conveniently located near the newly renovated Jesse Owens Park, shopping, and dining options, this move-in ready home offers the best of Southern California living. Don't miss the opportunity to make it yours.



Built in 1950

## Essential Information

MLS® #                      25506923

Price	\$799,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	779
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Jacqueline Knoll
Listing Office	Coldwell Banker Realty

### Community Information

Address	7312 Shoshone Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

### Amenities

Parking Spaces	1
Parking	Driveway
Garages	Driveway
View	None
Pool	None

### Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### Additional Information

Date Listed	March 5th, 2025
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Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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