

\$905,678 - 17340 Hamlin Street, Lake Balboa

MLS® #25514039

\$905,678

2 Bedroom, 2.00 Bathroom, 1,537 sqft
Residential on 0 Acres

N/A, Lake Balboa,

A Classic Ranch with Vintage Charm in the Heart of Lake Balboa. Set along a peaceful, tree-lined street in one of southwest Lake Balboa's most sought-after neighborhoods, this well-maintained ranch-style home offers timeless character, practical comforts, and a layout that invites easy everyday living. Inside, natural light fills the home through dual-paned windows and skylights, highlighting original hardwood floors that extend through much of the space. The generous living room features a bay window and built-in window seat an inviting spot for morning coffee or quiet afternoons. A warm, wood-paneled den anchors the home with a floor-to-ceiling brick fireplace, skylight, and French doors that open to a private backyard with a lattice-covered patio and mature landscaping ideal for relaxing, entertaining, or enjoying the outdoors year-round. The kitchen blends original charm with modern touches, including stainless steel appliances, wood cabinetry, a greenhouse window, and a spacious breakfast area that could double as a casual workspace. For more formal occasions, a dedicated dining room sits just off the main living areas. The primary suite features three closets two in the bedroom and an additional one in the ensuite bath while the expanded second bedroom includes two built-in closets of its own. A full hall bath offers abundant cabinetry and thoughtful storage. Additional features include central air and heat, ample storage throughout, a detached garage with a bonus room, and fruit-bearing



orange trees offering seasonal harvests from your own yard. Centrally located near Lake Balboa Park, scenic bike and jogging trails, golf courses, the off-leash dog park, and shopping and dining along Ventura Boulevard. Just three blocks from the Sunday Encino Farmers Market, with convenient access to the 101 and 405 freeways. A home that blends classic charm with everyday function, in a location that continues to grow in appeal.

Built in 1950

Essential Information

MLS® #	25514039
Price	\$905,678
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,537
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Janis Gabbert
Listing Office	Carmody Real Estate, Inc.

Community Information

Address	17340 Hamlin Street
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

Amenities

Parking Spaces	4
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Parking	Door-Single, Driveway, Electric Gate, Garage
# of Garages	1
Garages	Door-Single, Driveway, Electric Gate, Garage
Pool	None

Exterior

Windows	Double Pane Windows
Foundation	Raised

Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Range, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Den
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	March 22nd, 2025
Days on Market	15
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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