

# \$949,000 - 6640 Densmore Avenue, Van Nuys

MLS® #25520687

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## \$949,000

3 Bedroom, 2.00 Bathroom, 1,660 sqft

Residential on 0 Acres

N/A, Van Nuys,

Move-in ready in Lake Balboa, this updated 1951 Ranch is a serene hideaway with a generous layout on a quiet residential street. The light-filled great room is finished with oakwood floors; the remodeled kitchen features tile backsplash, ample storage, modern appliances, and space to gather. Three bedrooms include a serene primary suite with a walk-in closet and ensuite bathroom. A breezy patio off the kitchen opens to a private backyard with a stock tank pool and hot tub, a dreamy setting for sunny summers; the grassy front lawn is dotted with fruit trees and includes a dedicated dog run. Tucked away from the street, the home's amenities include central AC and a detached two-car garage. Just blocks from Lake Balboa Park, The Japanese Garden, and the Wildlife Reserve, enjoy easy access to Trader Joe's, Costco, Springbok Bar and Grill, and Angel's Tijuana Tacos.



Built in 1951

## Essential Information

MLS® #	25520687
Price	\$949,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,660
Acres	0.13
Year Built	1951

Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Tracy B Do
Listing Office	Coldwell Banker Realty

### **Community Information**

Address	6640 Densmore Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

### **Amenities**

Parking Spaces	5
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage
View	None
Has Pool	Yes
Pool	Above Ground

### **Interior**

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

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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