

\$899,000 - 7513 Louise Avenue, Van Nuys

MLS® #25547955

\$899,000

3 Bedroom, 2.00 Bathroom, 1,692 sqft

Residential on 0 Acres

N/A, Van Nuys,

Nestled in one of Lake Balboa's most desirable neighborhoods, this impeccably designed 3-bedroom, 2-bathroom home perfectly blends comfort and functionality.

Boasting a thoughtfully laid-out floorplan, this home offers an ideal space for both relaxation and entertaining. As you enter, you're greeted by an inviting dining area and an expansive living room that effortlessly flows into the entertainer's dream backyard. The chef-inspired kitchen features plentiful cabinetry for ample storage, granite countertops, and a cozy breakfast nook perfect for casual meals. The separate laundry room offers additional storage. Modern touches such as central AC/heat, recessed lighting, a tankless water heater, and a Nest system for optimal climate control. For added security, the home comes equipped with a Ring system, providing peace of mind. Step outside to your private, expansive backyard oasis with a pool & spa, designed with entertaining in mind. A charming alfresco dining area sets the stage for outdoor meals, creating a welcoming setting for relaxation and fun. The detached garage offers exciting possibilities, with potential to convert into an Accessory Dwelling Unit (ADU), ideal for guests, additional living space, or even rental income. Centrally located near shopping, dining, and neighborhood favorites like Humble Bee, Chop Shop, Ralphs and Starbucks, this move-in ready gem offers the best of Southern California living. Whether



you're lounging poolside, hosting gatherings, or simply enjoying your serene retreat, this home truly has it all. Don't miss the opportunity to make this stunning property yours!

Built in 1950

Essential Information

MLS® #	25547955
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,692
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jacqueline Knoll
Listing Office	Coldwell Banker Realty

Community Information

Address	7513 Louise Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

Amenities

Parking Spaces	1
Parking	Door-Single, Garage, Private
# of Garages	1
Garages	Door-Single, Garage, Private
View	None
Has Pool	Yes
Pool	In Ground, Private, Heated

Interior

Interior	Laminate
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	June 4th, 2025
Days on Market	6
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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