

# \$835,000 - 7903 Amestoy Avenue, Van Nuys

MLS® #25551569

## \$835,000

3 Bedroom, 2.00 Bathroom, 1,430 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Here's a great fixer opportunity for a Lake Balboa home, near a highly-rated elementary school, with a good floor plan, and a larger, usable corner lot. The property needs work, but it has so much potential!! There is an ample backyard, a detached two-car garage with ADU potential, and a long, wide driveway, ideal for RV/boat parking or extra cars. The driveway has an electric gate. Plus, there's indoor-outdoor flow, via double French doors, from the dining area to the private backyard with a lovely arbor, patio, and hot tub. The property is surrounded by mature bougainvilleas. The primary bedroom has a three-quarter bathroom.



Built in 1954

## Essential Information

MLS® #	25551569
Price	\$835,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,430
Acres	0.17
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed

Listing Agent Pamela Hyatt  
Listing Office Keller Williams Realty Los Feliz

### **Community Information**

Address 7903 Amestoy Avenue  
Area LKBL - Lake Balboa  
Subdivision N/A  
City Van Nuys  
County Los Angeles  
Zip Code 91406

### **Amenities**

Parking Spaces 2  
Parking Garage, Door-Multi, RV Access/Parking, RV Potential  
# of Garages 2  
Garages Garage, Door-Multi, RV Access/Parking, RV Potential  
View None  
Pool None  
Security Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Lot Description Back Yard, Front Yard, Lawn, Yard  
Roof Composition, Shingle

### **Interior**

Interior Wood, Carpet  
Interior Features Attic, Breakfast Area, Ceiling Fan(s), Separate/Formal Dining Room  
Appliances Dishwasher, Refrigerator, Dryer, Electric Cooktop, Electric Oven, Washer  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Living Room, Wood Burning  
# of Stories 1  
Stories One

### **School Information**

District Los Angeles Unified

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	14
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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