

\$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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