

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

MLS® #25551569

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## \$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
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## Additional Information

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

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