

\$899,000 - 7728 Wish Avenue, Van Nuys

MLS® #25551591

\$899,000

2 Bedroom, 2.00 Bathroom, 1,350 sqft

Residential on 0 Acres

N/A, Van Nuys,

Welcome to the property you've been waiting for! This bright and inviting 2-bedroom home with a large den sits on a spacious lot in a highly sought-after pocket of Lake Balboa, known for its warm, welcoming community. With hardwood floors throughout, a beautiful formal living room with a fireplace, classic shutters on every window, and abundant natural light in every room, the home exudes both charm and comfort. At the heart of the layout is a chef's kitchen drenched in sunlight, opening to a unique courtyard that's perfect for al fresco dining and entertaining. The primary suite features its own private bath, while the large den offers flexibility for working from home or creating a cozy second living space. The backyard is ideal for gatherings, complete with a glistening pool, spacious patio, and seamless indoor-outdoor access from the den. A long driveway leads to a detached garage with excellent potential for an ADU. Just minutes from local favorites like Humble Bee Caf and nearby parks, this home is full of character, functionality, and possibility.

Built in 1950

Essential Information

| | |
|-----------|-----------|
| MLS® # | 25551591 |
| Price | \$899,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |



| | |
|----------------|-------------------------|
| Full Baths | 2 |
| Square Footage | 1,350 |
| Acres | 0.18 |
| Year Built | 1950 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Alice Cannington |
| Listing Office | The Agency |

Community Information

| | |
|-------------|--------------------|
| Address | 7728 Wish Avenue |
| Area | LKBL - Lake Balboa |
| Subdivision | N/A |
| City | Van Nuys |
| County | Los Angeles |
| Zip Code | 91406 |

Amenities

| | |
|----------------|------------------------------|
| Parking Spaces | 2 |
| Parking | Driveway, Garage, Door-Multi |
| # of Garages | 2 |
| Garages | Driveway, Garage, Door-Multi |
| View | Pool |
| Has Pool | Yes |
| Pool | In Ground, Black Bottom |

Exterior

| | |
|-----------------|-----------------------------------|
| Exterior | Stucco |
| Lot Description | Back Yard, Front Yard, Landscaped |
| Windows | Plantation Shutters |
| Construction | Stucco |
| Foundation | Raised |

Interior

| | |
|-------------------|---|
| Interior | Wood |
| Interior Features | Separate/Formal Dining Room, Eat-in Kitchen, Recessed Lighting, Beamed Ceilings |
| Appliances | Dishwasher, Disposal, Refrigerator, Dryer |

| | |
|--------------|------------------|
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room, Den |
| # of Stories | 1 |
| Stories | One |

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 12 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

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