

# **\$849,999 - 7718 Genesta Avenue, Van Nuys**

MLS® #25565051

---

## **\$849,999**

3 Bedroom, 3.00 Bathroom, 1,308 sqft  
Residential on 0 Acres

N/A, Van Nuys,

FABULOUS OPPORTUNITY in newly updated Lake Balboa home. Positioned behind a generous front garden on a tranquil residential street. This home's open floor plan creates effortless flow between spaces, with abundant natural light filtering through. Energy-efficient windows frame views of the spacious outdoor areas. At the heart of the residence, a well-appointed kitchen anchored by a central island and quartz countertops opens naturally to the living and dining areas, encouraging both intimate gatherings and larger entertaining. The primary suite provides a private retreat with ensuite bathroom with tub and shower and substantial walk-in closet, while two additional bedrooms offer comfortable accommodations for family or guests. Plus dedicated laundry room. A new gate separates the front and back yard, providing gated rear off-street parking for added convenience and privacy. Multiple connections link the interior spaces to the rear yard, where a lush lawn enclosed by mature landscaping creates a serene outdoor environment. Practical amenities include generous driveway, detached two-car garage with ADU potential, and newer AC maintains a comfortable year-round climate, while the location offers convenient access to Valley dining, recreational fun at sprawling Balboa Park, and easy access to the 101 and 405 freeways allow seamless connection to beaches and all of LA.



Built in 1949

**Essential Information**

MLS® #	25565051
Price	\$849,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,308
Acres	0.17
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	David Solomon
Listing Office	Douglas Elliman of California, Inc.

**Community Information**

Address	7718 Genesta Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

**Amenities**

Parking Spaces	2
Parking	Concrete, Garage
# of Garages	2
Garages	Concrete, Garage
View	None

**Interior**

Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None

# of Stories	1
Stories	One

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	4
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 28th, 2025 at 12:56pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.