

# **\$899,000 - 6432 Petit Avenue, Lake Balboa**

MLS® #25567509

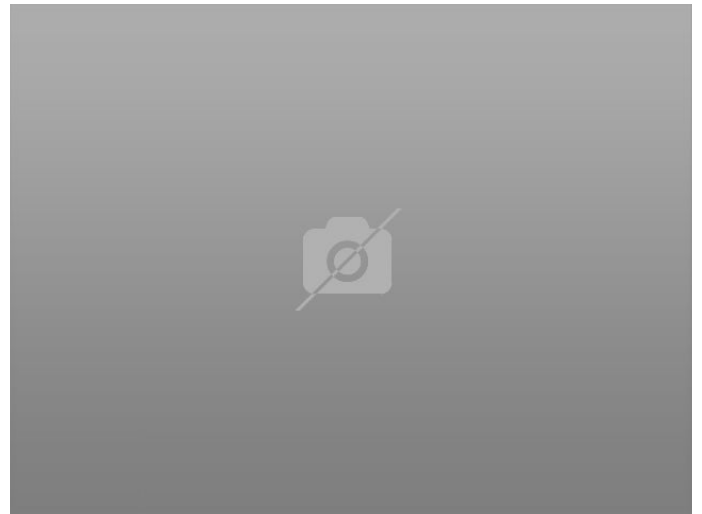
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## **\$899,000**

3 Bedroom, 2.00 Bathroom, 1,350 sqft  
Residential on 0 Acres

N/A, Lake Balboa,

Located on a large, desirable corner lot in one of Lake Balboa's most sought-after pockets, this beautifully maintained home offers outstanding curb appeal with mature rose bushes and a classic ranch-style wood fence. Inside, a warm and welcoming entry features elegant wainscoting, leading to a thoughtfully updated kitchen with quartz countertops, Thermador and Samsung stainless steel appliances, and custom solid wood cabinetry. The spacious living and dining area showcases pristine original hardwood floors, a cozy fireplace, and sliding glass doors that open to a tranquil backyard retreat. The oversized primary bedroom offers a serene escape, while two additional secondary bedrooms, one with an en-suite half bath, provide comfort and versatility. Both bathrooms have been tastefully renovated. Perfect for entertaining, the enchanting backyard includes a covered patio, jacuzzi, expansive decking, BBQ island, and a gazebo. A detached two-car garage, ideally situated on the lot, presents excellent ADU potential (buyer to verify). Most systems in the home have been recently updated, adding to its long-term value. The roof is less than five years old, the AC unit is 2-3 years old, and the electrical panel is brand new. This property is Encino-adjacent and moments from Lake Balboa Park, the Sepulveda Basin Dog Park, Japanese Gardens, and the Encino Farmers Market, with easy access to the 101 and 405 freeways, this home is a true



pride-of-ownership gem and is sure to be the envy of the neighborhood.

Built in 1953

**Essential Information**

MLS® #	25567509
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,350
Acres	0.16
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Mary Hill
Listing Office	Sotheby's International Realty

**Community Information**

Address	6432 Petit Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

**Amenities**

Parking Spaces	2
Parking	Garage, Door-Multi, Driveway
Garages	Garage, Door-Multi, Driveway
View	None
Pool	None

**Interior**

Interior	Wood, Tile
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Interior Features	Ceiling Fan(s), Separate/Formal Dining Room
Appliances	Dishwasher, Range Hood, Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	91
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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