

# **\$860,000 - 7660 Ostrom Avenue, Van Nuys**

MLS® #25571519

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## **\$860,000**

3 Bedroom, 1.00 Bathroom, 1,102 sqft

Residential on 0 Acres

N/A, Van Nuys,

On a beautiful tree lined street, stands this classic 1950's traditional in the best pocket of Lake Balboa! Huge yard with tons of potential and walking distance to highly rated Stagg Elementary School. Light and bright interior with focal point fireplace in living room and original hardwood floors throughout. New roof, newer double paned windows and new garage door. Outdoor space includes a covered patio (recently screened!), large flat yard for future pool or ADU (or both) and two mature fig trees. Detached two car garage with spacious concrete pad in back for an extension or conversion. The seller has installed solar panels, upgraded electrical panel, installed newer kitchen appliances and updated front yard to drought tolerant landscaping. This home is full of charm and potential - don't miss out!



Built in 1951

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | 25571519  |
| Price          | \$860,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,102     |
| Acres          | 0.18      |
| Year Built     | 1951      |

|                |                          |
|----------------|--------------------------|
| Type           | Residential              |
| Sub-Type       | Single Family Residence  |
| Style          | Traditional              |
| Status         | Closed                   |
| Listing Agent  | Alison Gilbert           |
| Listing Office | Nourmand & Associates-HW |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7660 Ostrom Avenue |
| Area        | LKBL - Lake Balboa |
| Subdivision | N/A                |
| City        | Van Nuys           |
| County      | Los Angeles        |
| Zip Code    | 91406              |

### Amenities

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

### Exterior

|            |        |
|------------|--------|
| Foundation | Raised |
|------------|--------|

### Interior

|              |  |
|--------------|--|
| Interior     | Tile, Wood   |
| Appliances   | Dishwasher, Microwave, Refrigerator, Dryer, Washer |
| Heating      | Central  |
| Cooling      | Central Air  |
| Fireplace    | Yes  |
| Fireplaces   | Living Room  |
| # of Stories | 1  |
| Stories      | One  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 9               |

Zoning                      LAR1

Short Sale                N

RE / Bank Owned      N

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