

# \$799,000 - 7038 McLennan Avenue, Van Nuys

MLS® #25611659

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## \$799,000

4 Bedroom, 2.00 Bathroom, 1,887 sqft  
Residential on 0 Acres

N/A, Van Nuys,

\*\*\*Court Confirmation is set for February 13, 2026 at 9:30 AM in Probate Department 5 (2nd floor) at 111 North Hill Street, Los Angeles, CA 90012. Please complete the form and attach the required documents through the Overbidders Portal

[<https://wkf.ms/49QSx0X>]. The minimum overbid shall be \$803,750. Qualified overbidders must bring a cashier's check for 10% of the total purchase price made payable to "Wonderland Escrow"\*\*\* Trust Sale with Court Confirmation REQUIRED . Investors' delight, being sold as-is! Don't miss this Lake Balboa gem! This spacious single-story home features 4 bedrooms, 2 bathrooms, and nearly 1,900 sq ft of thoughtfully designed living space. The expansive family room impresses with its vaulted exposed-beam ceilings and striking fireplace, while the living room offers a second cozy hearth for relaxing evenings. Enjoy a formal dining area with elegant double doors, warm wood and tile flooring, and year-round comfort with central air. Step outside to a private backyard retreat complete with a sparkling, fenced-in pool perfect for entertaining or unwinding. A 2-car garage with brick-accented driveway adds charm and convenience. Ideally located close to Lake Balboa Park, Sepulveda Basin recreation, golf courses, and easy freeway and transit access. \*\*OFFER DEADLINE IS MONDAY, NOVEMBER 10, 2025 at 5:00pm\*\*



Built in 1955

## Essential Information

MLS® #	25611659
Price	\$799,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,887
Acres	0.16
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Andrew Brody
Listing Office	Equity Union

## Community Information

Address	7038 Mclennan Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	2
Parking	Door-Single, Driveway, Garage
Garages	Door-Single, Driveway, Garage
View	None
Has Pool	Yes
Pool	Gunite, Private

## Interior

Appliances	Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## **Additional Information**

Date Listed	October 30th, 2025
Days on Market	20
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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