

# **\$869,000 - 8131 Paso Robles Avenue, Lake Balboa**

MLS® #25617225

---

## **\$869,000**

3 Bedroom, 2.00 Bathroom, 1,430 sqft  
Residential on 0 Acres

N/A, Lake Balboa,

Welcome to this meticulously maintained 3-bedroom home in Lake Balboa offering a generous 1,430 sq. ft. of living space on a 6,000+ sq. ft. lot in one of the neighborhood's most desirable pockets, bordering Sherwood Forest and Northridge. This inviting residence combines comfort, value, and style and is truly a rare opportunity for today's buyers seeking an affordable Los Angeles home with privacy, space, and a backyard retreat of their own. Step inside to discover a flowing floor plan that's ideal for both daily living and entertaining friends and family. The neutral, yet tastefully curated color palette creates a calm, inviting ambiance throughout, accentuating an abundance of natural light. The versatile and large bonus room provides endless flexibility, perfect for home office space, creative studio, playroom, or cozy family room lounging. The elegantly finished kitchen offers a farmhouse sink, soft-close cabinetry, stainless-steel five-burner range, refrigerator and dishwasher, blending modern function with timeless appeal. Enjoy the convenience of the inside laundry room (including washer and dryer), located just off the kitchen. Step outside to your private, Zen-inspired backyard oasis, complete with lush greenery, fountains and porcelain tile patio with lovely pergola. Native plants include Milkweed and Red Monarda specifically to attract butterflies and hummingbirds, respectively. An ideal setting for morning coffee, summer barbecues, or simply relaxing under the California sun. The detached



two-car garage provides more than ample storage and perhaps the potential for a future ADU conversion (buyer, of course, to verify). Most recent updates include the virtually brand-new tankless water heater and a newer HVAC system for year-round comfort and energy efficiency. This lovely home is located within a short distance of highly rated Stagg Street Elementary, and just minutes from Cal State University Northridge (CSUN), Lake Balboa Park, local golf courses, and the area's popular off-leash dog park. Everyday conveniences are close at hand with Ralphs, Target, LA Fitness, Starbucks, and a selection of neighborhood restaurants within a mile or two away. Super-Easy freeway access to the 101 and 405 puts the entire Valley, Burbank, Hollywood, and the Westside all within quick reach. With HOA fees rising across local condos and townhomes, the opportunity to own a Lake Balboa single-family home at this attractive price point with no HOA is exceptional. Don't miss your chance to secure a move-in-ready home with a private yard in one of the San Fernando Valley's flourishing and most affordable communities.

Built in 1953

**Essential Information**

MLS® #	25617225
Price	\$869,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,430
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch

Status	Closed
Listing Agent	Kenneth Sisson
Listing Office	Coldwell Banker Realty

## Community Information

Address	8131 Paso Robles Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

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

## Exterior

Exterior	Stucco
Windows	Double Pane Windows
Construction	Stucco

## Interior

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

## Additional Information

Date Listed	November 12th, 2025
Days on Market	21
Zoning	LAR1

Short Sale                      N

RE / Bank Owned        N

Based on information from California Regional Multiple Listing Service, Inc. as of January 25th, 2026 at 3:15am 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.