

# \$699,000 - 7001 Bianca Avenue, Van Nuys

MLS® #26651779

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## \$699,000

3 Bedroom, 1.00 Bathroom, 1,184 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Located on a corner lot in a residential pocket of Van Nuys, 7001 Bianca Avenue offers a 3 bedroom, 1 bathroom single family home with 1,184 square feet of living space on an expansive 9,505 square foot lot. The property presents a compelling opportunity for a buyer to renovate, reimagine, or expand on a generously sized parcel. The existing floor plan features a living area anchored by a fireplace, with a glass door and large windows that bring in natural light and provide views of the backyard. The spacious lot is a standout feature, complete with a detached two car garage and substantial yard space offering flexibility for future improvements. With its favorable lot configuration, there is potential to explore the addition of an ADU or other enhancements, subject to buyer investigation and city approval. Conveniently located near schools, parks, shopping, and major commuter routes, the property combines neighborhood accessibility with room to create long term value. Trust Sale, no court confirmation required.



Built in 1951

## Essential Information

MLS® #	26651779
Price	\$699,000
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	1,184
Acres	0.22
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Nancy Sanborn
Listing Office	Berkshire Hathaway HomeServices California Properties

### **Community Information**

Address	7001 Bianca Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

### **Amenities**

Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	None
Pool	None

### **Interior**

Fireplace	Yes
Fireplaces	Living Room
Stories	One

### **Additional Information**

Date Listed	February 13th, 2026
Days on Market	21
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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