

\$812,900 - 7712 Paso Robles Avenue, Van Nuys

MLS® #IV25042963

\$812,900

3 Bedroom, 2.00 Bathroom, 1,113 sqft

Residential on 0 Acres

N/A, Van Nuys,

Don't miss the opportunity to own this 3 bedroom two bath home in the highly sought after community of Lake Balboa! All the inside paint has been done, One newer bathroom, the other was renovated not long ago; Good size master bedroom. Kitchen shows great with some cabinets replaced including large stainless steel sink, faucet, and great looking counter top. newer vinyl laminate flooring throughout, newer windows, New tankless water heater, Solar panels system will be paid off, All of this on a large 7,200 Sq. Ft. Lot with mature trees; Let's not forget there is also the opportunity to convert the oversized garage into an ADU or build a separate one since there is plenty of room to do it.



Built in 1948

Essential Information

MLS® #	IV25042963
Price	\$812,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,113
Acres	0.17
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	Roberto Olivas
Listing Office	FUSION ONE REALTY

Community Information

Address	7712 Paso Robles Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Natural Gas Connected
Parking Spaces	2
Parking	Garage, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Faces Front
View	Neighborhood
Pool	None

Interior

Interior	Laminate, Vinyl
Interior Features	Ceiling Fan(s), All Bedrooms Down
Cooling	Evaporative Cooling
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	February 25th, 2025
Days on Market	16
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 23rd, 2025 at 4:55am PST.

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