

\$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

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 February 1st, 2026 at 2:45pm PST.

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