

\$1,075,000 - 6506 McLennan Ave, Lake Balboa

MLS® #PW25013683

\$1,075,000

5 Bedroom, 4.00 Bathroom, 2,379 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Welcome to a one-of-a-kind glow-up in Lake Balboa, just around the corner from the neighborhood's beloved outdoor retreat. Nestled among many original single-level homes, 6506 McLennan Ave stands out with its expanded layout, thoughtful upgrades, and flexible living potential—including space ideal for a future ADU (buyer to verify). From the moment you arrive, the home invites you in with a rich green lawn, blooming front rose garden, charming shutters, a window box, and modern lighting—all framed beneath a 2025 permitted new roof and freshly painted exterior. Step through the foyer into a spacious open-concept living and dining area, perfect for hosting the holidays or simply enjoying a quiet life. New light-toned LVP flooring, recessed lighting, crown moulding, and fresh interior paint provide a modern canvas to create your own home-life. The updated kitchen shines with new quartz countertops, painted cabinetry, white subway backsplash, a customized hood, fireclay sink, and gold-toned faucet. Morning light streams into the kitchen's casual dining space, where a new chandelier adds elegance, and beyond the kitchen bar seating are the dining room adjacent sliding doors connecting you to the shaded backyard—perfect for sipping coffee under the trees. Guests can enjoy a foyer adjacent updated half bathroom, or use its ensuite access to the front bedroom as a mini suite for extended family visits. Two additional first floor carpeted and updated bedrooms share a



beautifully remodeled bathroom with new cabinetry, rebuilt and tiled shower, modern fixtures, and lighting. At the rear, a rare two-story additionâ€"built in 1980 by the original ownerâ€"adds serious versatility. With its own private back-yard entrance, water heater, and spacious foyer with storage, itâ€™s ideal for extended family, a creative workspace, or a potential ADU (buyer to verify). On the first floor, a massive elegant suite features new carpet, crown moulding, a private patio, large walk-in closet, and full bath. Upstairs, another oversized suite offers abundant natural light and a huge walk-in closet with enough space to potentially add a kitchenette. Additional highlights include solar, newer HVAC, updated electrical panel and plumbing, new French-drain on side, and freshly updated and trimmed landscaping. Whether you're looking to spread out, host comfortably, or explore the possibilities of flexible living, this Lake Balboa glow-up is a life-style opportunity ready to welcome you.

Built in 1952

Essential Information

MLS® #	PW25013683
Price	\$1,075,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,379
Acres	0.15
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Carolynn Santaniello

Listing Office Seven Gables Real Estate

Community Information

Address 6506 McLennan Ave
Area LKBL - Lake Balboa
Subdivision N/A
City Lake Balboa
County Los Angeles
Zip Code 91406

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces 5
Parking Concrete, Door-Single, Garage, Garage Door Opener, Garage Faces Side, Shared Driveway, Workshop in Garage
of Garages 2
Garages Concrete, Door-Single, Garage, Garage Door Opener, Garage Faces Side, Shared Driveway, Workshop in Garage
View Neighborhood
Pool None
Security Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior Stucco, Vertical Siding
Exterior Features Lighting
Lot Description Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Yard, Near Park, Sprinklers Manual, Sprinklers Timer
Roof Shingle
Construction Stucco, Vertical Siding
Foundation Raised

Interior

Interior Carpet, Tile, Vinyl
Interior Features Breakfast Bar, Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Quartz Counters, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Built-in Features, Ceramic Counters, Crown Molding, In-Law Floorplan, Multiple Primary Suites
Appliances Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Water Heater, Range Hood, Water Heater, Dryer, Washer, Vented Exhaust Fan

Heating	Central, Baseboard, Solar
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	October 15th, 2024
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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