

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

MLS® #PW25013683

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## **\$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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