

# **\$1,199,000 - 17621 Victory Boulevard, Lake Balboa**

MLS® #SR24181084

**\$1,199,000**

5 Bedroom, 4.00 Bathroom, 2,570 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Located in the charming Lake Balboa neighborhood, this spacious property offers the perfect blend of comfort and modern living. With a total of 5 bedrooms and 4 bathrooms, this home is designed for families or those who enjoy hosting guests. The main house has undergone some lovely transformations over the years. Originally designed as a cozy 3-bedroom, 1-bath layout, it has been thoughtfully reconfigured. The previous owner opened up one of the bedrooms to create a larger living room space, resulting in a more inviting area for relaxation and gatherings. The current owner has added a generous 359 square feet to provide a brand-new master bedroom, bringing the total to 1,845 square feet of living space. But that's not all! A brand-new Accessory Dwelling Unit (ADU) has been added to the property. This beautifully constructed unit features 2 bedrooms and 2 bathrooms, encompassing 1,084 square feet. Included with this ADU is a large covered patio for variety of uses. This additional space bumps the total living area to an impressive 2,570 square feet, offering flexibility for guests, extended family, or even rental opportunities. Location is key, and this property does not disappoint. Situated close to Balboa Lake, residents can enjoy serene walks, picnics, or a day of fishing. The nearby golf courses are perfect for golf enthusiasts seeking a quick round or two. Moreover, with easy access to the 101 and 405 freeways, commuting to other parts of Los Angeles is a breeze. Everything



you need is within reach—restaurants, shopping stores, and entertainment options abound.

In summary, this Lake Balboa gem harmoniously combines spacious living with thoughtful renovations and a prime location. Whether you're looking to settle down in a family-friendly neighborhood or searching for a property with rental potential, this home truly checks all the boxes.

Built in 1950

## Essential Information

MLS® #	SR24181084
Price	\$1,199,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,570
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mirna Cruz
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	17621 Victory Boulevard
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Utilities	Electricity Available, Natural Gas Connected, Sewer Available
View	Golf Course, Park/Greenbelt

Pool None

## Exterior

Exterior	Drywall, Stucco
Lot Description	ZeroToOneUnitAcre
Windows	Shutters
Roof	Shingle
Construction	Drywall, Stucco
Foundation	Raised

## Interior

Interior	Laminate, Tile
Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air, Gas
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	August 30th, 2024
Days on Market	75
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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