

# \$899,000 - 16643 Victory Boulevard, Lake Balboa

MLS® #SR24198765

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## \$899,000

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0 Acres

N/A, Lake Balboa,

SB8 APPROVED!! Attention developers and investors! This 3 bedroom, 1 and 3/4 bathroom home, located in a rapidly growing neighborhood, presents an excellent opportunity. For developers looking to expand or rebuild on the large lot, per LA city, the LARD2 zoning can accommodate a total of 4 units. 16647 Victory was sold RTI in July 2023 for \$1.075M and is currently being developed into a two-story, four-unit project. For investors, this is a perfect opportunity with ADU potential. The expansive backyard provides plenty of space for outdoor living or future expansions. With the neighborhood experiencing growth and increased demand, it's a perfect chance to secure a home in an up-and-coming area. Located near Lake Balboa Park, the Sepulveda Dam Recreation Area, Balboa Orange Line Station, Van Nuys Airport, the Van Nuys Golf Course, and LA Valley College, the neighborhood is also easily accessible to major highways like the 101 and 405. Don't miss out on the endless possibilities this property provides!



Built in 1953

## Essential Information

MLS® #	SR24198765
Price	\$899,000
Bedrooms	3
Bathrooms	2.00

Full Baths	1
Square Footage	1,216
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Amanda Debow
Listing Office	Equity Union

## Community Information

Address	16643 Victory Boulevard
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Utilities	Sewer Connected
Parking Spaces	5
Parking	Electric Vehicle Charging Station(s), Garage
# of Garages	2
Garages	Electric Vehicle Charging Station(s), Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Back Yard, Front Yard
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## Interior

Interior	Laminate, Tile
Interior Features	Granite Counters, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1

Stories                      One

**School Information**

District                      Los Angeles Unified

**Additional Information**

Date Listed                      September 24th, 2024

Days on Market                      33

Zoning                      LARD2

Short Sale                      N

RE / Bank Owned                      N

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