

# **\$1,300,000 - 6957 Wish Avenue, Lake Balboa**

MLS® #SR24213688

---

## **\$1,300,000**

3 Bedroom, 2.00 Bathroom, 2,430 sqft  
Residential on 0 Acres

N/A, Lake Balboa,

This 3-bedroom 2-bathroom and a den/office home boasts 2,430 square feet of generous living space. The nearly 1/2-acre corner lot offers ample space for outdoor activities, including a built-in BBQ, spa, beach volleyball court, and a covered patio, making it perfect for entertaining and enjoying outdoor living. The possibility of adding an Accessory Dwelling Unit (ADU) if approved is a significant advantage, providing potential for additional rental income or guest accommodations. The large living room with a custom stone fireplace creates a cozy ambiance, while French doors lead directly to the outdoor resort-like yard. The kitchen's custom concrete counters and ability to serve both indoor and outdoor dining spaces is ideal for hosting gatherings. A private office with custom stonework is a unique feature that can cater to work-from-home needs or serve as a study. The layout includes 2 large secondary bedrooms, which can accommodate family or guests comfortably. The huge primary suite is a highlight, featuring a stone fireplace, a luxurious primary bathroom with a spa tub and shower, and a spacious walk-in closet for ample storage. The home is ideal for the energy-conscious and budget minded buyer, with energy-efficient windows throughout and solar panels. This home is conveniently located close to schools, shopping, parks, and restaurants.

Built in 1947



## Essential Information

MLS® #	SR24213688
Price	\$1,300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,430
Acres	0.45
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Brad Wiseman
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	6957 Wish Avenue
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	7
Parking	Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, RV Access/Parking, On Street, Driveway Level
# of Garages	2
Garages	Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, RV Access/Parking, On Street, Driveway Level
View	Valley, Trees/Woods
Has Pool	Yes
Pool	In Ground, Private, Filtered, Gas Heat, Gunite
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre, Back Yard, Corner Lot, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Sprinkler System, Yard, Level, Rectangular Lot, Sprinklers On Side, Street Level
Roof	Shingle
Construction	Stucco
Foundation	Slab

## Interior

Interior	Carpet, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Walk-In Closet(s), Galley Kitchen, Stone Counters, Tile Counters
Appliances	Dishwasher, Freezer, Gas Cooktop, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Primary Bedroom
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
----------	---------------------

## Additional Information

Date Listed	November 15th, 2024
Days on Market	12
Zoning	LARA
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 10th, 2026 at 10:52am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.