

# \$889,999 - 7254 Shoshone Avenue, Van Nuys

MLS® #SR25013765

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**\$889,999**

3 Bedroom, 2.00 Bathroom, 1,568 sqft  
Residential on 0 Acres

N/A, Van Nuys,

This charming Lake Balboa is a true Pride-of-Ownership gem, offering both modern updates and classic appeal. Highlights include:  
Interior Features:



• Open Floor Plan

• Updated Kitchen: White shaker cabinets, stainless steel appliances (including a built-in wine fridge), a farmhouse sink, and a stylish design.

• Primary Bedroom Suite: Expanded and permitted in 2020, featuring a custom-built dressing closet with LED lighting and organization, plus an updated bathroom with a dual-sink vanity and spa-like glass shower.

• Versatile Den Space: Perfect as a playroom, office, or creative retreat.

• Additional Upgrades: Tile flooring, recessed lighting.

Exterior Features:

• Oversized Driveway: Accommodates up to three cars.

• fresh exterior paint.

Location Benefits:

• Minutes from Ventura Blvd's shops

and restaurants, Lake Balboa Park, the Encino Farmerâ€™s Market and 101/405FWY

â€¢ Nearby amenities include a dog park, recreational areas, golfing, and more.

This home combines modern conveniences with thoughtful touches, perfect for anyone seeking a beautifully maintained property in a vibrant community.

Built in 1950

**Essential Information**

MLS® #	SR25013765
Price	\$889,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,568
Acres	0.15
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Eileen Rodriguez
Listing Office	Keller Williams Realty Calabasas

**Community Information**

Address	7254 Shoshone Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

**Amenities**

Utilities	None
Parking Spaces	2

# of Garages	2
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Shingle

## Interior

Interior	Tile, Vinyl
Interior Features	All Bedrooms Down
Appliances	Dishwasher
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 20th, 2025
Days on Market	147
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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