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

MLS® #SR25013765

\$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:



• 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.

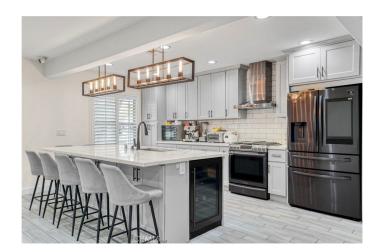
Exterior Features:

• 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 Farmer's Market and 101/405FWY

• 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

Additional Information

Date Listed January 20th, 2025

Days on Market 147

Zoning LAR1

Short Sale N

RE / Bank Owned N

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