

\$915,000 - 7001 McLennan Avenue, Lake Balboa

MLS® #SR25039873

\$915,000

3 Bedroom, 2.00 Bathroom, 1,496 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Nestled in highly sought-after Lake Balboa, this beautifully maintained 3-bedroom, 2-bathroom home offers nearly 1,500 sq. ft. of comfortable living space. Situated on a spacious corner lot, this property features a fully-fenced backyard with lush, mature landscaping—including avocado, jacaranda, and pomegranate trees, wisteria, and fragrant lavender—creating a private oasis for outdoor enjoyment. Inside, you'll discover a bright and airy living room with a cozy fireplace. The adjacent dining area flows seamlessly into a versatile third room that could serve as an office, den, or even a fourth bedroom. The well-appointed kitchen comes equipped with butcher block countertops, wall oven, stovetop, fridge, and dishwasher, ideal for preparing meals. The primary bedroom offers a peaceful retreat with its own attached bathroom, complete with a walk-in shower. Two additional spacious bedrooms share a guest bathroom with a glass-enclosed tub/shower. Outside, enjoy the covered patio, and your own personal hot tub under a charming pergola. Whether you're hosting guests or simply soaking up the sun, the outdoor space is designed for relaxation and enjoyment. Additional highlights include a 2-car garage, fresh interior paint throughout, original wood flooring, and modern light fixtures. This home blends the perfect mix of comfort, style, and outdoor beauty in one of Los Angeles'™ most desirable communities. Don't miss the opportunity to make this



your own! Just minutes away from a great local coffee shop, Lake Balboa park, shopping and dining on Ventura Blvd. with easy access to the 405/101 split, as well as the 118!

Built in 1955

Essential Information

MLS® #	SR25039873
Price	\$915,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,496
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Meghan Nyback
Listing Office	Equity Union

Community Information

Address	7001 McLennan Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

Amenities

Parking Spaces	4
Parking	Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Driveway, Garage Faces Front, Garage
View	Neighborhood
Pool	None

Exterior

Lot Description Back Yard, Corner Lot, Level, Yard

Interior

Interior Features Ceiling Fan(s), All Bedrooms Down, Bedroom on Main Level, Galley Kitchen, Main Level Primary, Primary Suite, Walk-In Closet(s)

Appliances Double Oven, Dishwasher, Gas Cooktop, Gas Range, Refrigerator, Dryer, Washer

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Living Room

of Stories 1

Stories One

School Information

District Los Angeles Unified

Additional Information

Date Listed February 22nd, 2025

Days on Market 8

Zoning LAR1

Short Sale N

RE / Bank Owned N

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