

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

MLS® #SR25039873

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## \$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's™ 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
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## 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
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## Additional Information

Date Listed	February 22nd, 2025
Days on Market	8
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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