

# **\$849,000 - 6725 Rubio Ave, Lake Balboa**

MLS® #SR25044347

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## **\$849,000**

2 Bedroom, 2.00 Bathroom, 1,101 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Tucked away on a charming tree-lined street in one of Lake Balboa's most desirable pockets, this stunning 2-bedroom, 2-bathroom home is a true retreat. Step inside to an open, light-filled living space with beautiful bamboo flooring and a seamless flow between the living, dining, and kitchen areas.

The kitchen is a chef's delight, featuring all stainless steel appliances, a gas range and hood, a French door refrigerator, and a convenient pantry and laundry room nearby.

The extra-large primary suite offers plenty of room for a home office, making it the perfect place to unwind or work from home. Step outside, and you'll discover a backyard built for unforgettable gatherings—whether it's dinner parties under the covered patio, poolside weekends, or cozy spa nights under the stars. The in-ground pool with safety pool cover installed in 2022, above-ground spa, and lush landscaping with fruit trees make this space a private paradise. An attached, finished two car garage can be used for extra living space - your home gym, play room or a potential ADU. With a brand-new roof and HVAC system, this home is move-in ready and located near the scenic Balboa Park, offering trails, recreation, and nature just minutes away. Don't miss this opportunity to own a rare gem in Lake Balboa!



Built in 1950

## **Essential Information**

MLS® #	SR25044347
Price	\$849,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,101
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jill Donaty
Listing Office	The Donaty Group

### Community Information

Address	6725 Rubio Ave
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

### Amenities

Parking Spaces	4
Parking	Door-Single, Garage
# of Garages	2
Garages	Door-Single, Garage
View	None
Has Pool	Yes
Pool	In Ground, Private

### Exterior

Exterior	Stucco
Lot Description	Back Yard, Sprinklers Timer
Construction	Stucco

### Interior

Interior	Bamboo
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Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Primary Suite, Open Floorplan, Unfurnished
Appliances	Dishwasher, Dryer, Washer, Disposal, Freezer, Gas Range, Range Hood, Refrigerator
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	February 15th, 2025
Days on Market	14
Zoning	LAR 1
Short Sale	N
RE / Bank Owned	N

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