

\$969,000 - 7027 Shoshone Avenue, Van Nuys

MLS® #SR25053969

\$969,000

3 Bedroom, 3.00 Bathroom, 2,199 sqft
Residential on 0 Acres

N/A, Van Nuys,

Tucked away on a quiet, tree-lined street in the desirable Van Nuys/Lake Balboa neighborhood, this beautifully updated residence offers the perfect blend of charm, functionality, and opportunity. Featuring 3 bedrooms and 3 bathrooms across 2,199 sq. ft. of living space, the home sits on a generous 8,000 sq. ft. lot, providing ample room both inside and out. Step inside to discover a bright and thoughtfully designed layout, enhanced by tasteful improvements that add comfort and peace of mind. A recently replaced roof, upgraded sewer line, and improved concrete and copper plumbing provide lasting durability and peace of mind. The spacious interior flows effortlessly, making it ideal for families, entertainers, or those seeking a flexible living environment. A major highlight of this property is the permitted 334 sq. ft. guest suite—a fully equipped 1-bedroom, 1-bathroom space with its own private entrance. Whether used for extended family, visiting guests, or as a home office or rental, this separate living area adds exceptional flexibility and value. Located near golf courses, top-rated schools, parks, shopping, and major freeways, this home provides both convenience and tranquility. With its versatile layout, prime location, and income-generating potential, 7027 Shoshone Ave is a rare find in one of the Valley's most sought-after neighborhoods. Don't miss your chance to own a move-in ready home with built-in flexibility and long-term value. This is Lake Balboa living at its finest.



Built in 1951

Essential Information

MLS® #	SR25053969
Price	\$969,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,199
Acres	0.18
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Luke Smith
Listing Office	Real Brokerage Technologies, Inc.

Community Information

Address	7027 Shoshone Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete, Door-Multi, Driveway, Garage
# of Garages	2
Garages	Concrete, Door-Multi, Driveway, Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Front Yard, Lawn, Landscaped, Sprinkler System, Yard, Level
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Windows

Blinds

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Separate/Formal Dining Room, Open Floorplan, Recessed Lighting, Bedroom on Main Level, Main Level Primary, Quartz Counters, Storage
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Range Hood, Freezer
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	May 22nd, 2025
Days on Market	5
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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