

# \$899,000 - 17653 Welby Way, Lake Balboa

MLS® #SR25054894

**\$899,000**

3 Bedroom, 1.00 Bathroom, 1,126 sqft

Residential on 0 Acres

N/A, Lake Balboa,

This gorgeous, freshly painted 3 bedroom home is ready to be your private oasis! Located in prime Lake Balboa, and situated behind a sleek, modern, metal fence, this bungalow retreat features a sparkling pool below palm trees, a detached garage, and a sunroom, perfect for year-round enjoyment. Inside, you'll find fresh interior paint, gleaming hardwood floors, and an abundance of natural light from newer windows. The kitchen has stainless steel appliances and is attached to the upgraded laundry room with sink. So many modern renovations have been made, including a new HVAC system with updated ducting, a tankless water heater, and a new sewer line. The drought-tolerant landscaping enhances the curb appeal while keeping maintenance low. Alley access in the back makes adding an ADU a breeze, offering incredible investment potential. Located just minutes from the 101 and 405 freeways, Lake Balboa Park, the Sepulveda Basin, and the vibrant shopping and dining scene on Ventura Blvd.

Built in 1950

## Essential Information

MLS® #	SR25054894
Price	\$899,000
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,126
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Meghan Nyback
Listing Office	Equity Union

## Community Information

Address	17653 Welby Way
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Lot Description	Street Level, Yard, Level
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## Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level
Appliances	Dryer, Washer
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	March 5th, 2025
Days on Market	7
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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