

\$799,999 - 7530 Gaviota Avenue, Lake Balboa

MLS® #SR25066158

\$799,999

4 Bedroom, 2.00 Bathroom, 1,473 sqft
Residential on 0 Acres

N/A, Lake Balboa,

This charming 3-bedroom, 2-bathroom home in Van Nuys offers just over 1,400 square feet of living space on a private, gated lot. The spacious interior features beautiful hardwood floors throughout and a cozy fireplace in the living room, perfect for adding warmth and ambiance on cooler evenings. The home is equipped with a central HVAC system for year-round comfort.

The galley kitchen is a standout, with efficient counter space and plenty of storage, making it perfect for preparing meals and entertaining guests. The primary bedroom is a serene retreat that leads directly to the beautiful private backyard, offering easy access to the sparkling swimming pool, ideal for morning swims or evening relaxation.

Step outside to the private backyard, where youâ€™™ll find a covered patio for outdoor dining or lounging, alongside the inviting pool. The home also provides plenty of parking with a 2-car detached garage, featuring an extension for a workshop or additional storage. The front yard is adorned with low-maintenance artificial turf, and there is potential for RV access. Combining comfort, privacy, and versatility, this home in a peaceful Van Nuys location is the perfect place to call your own.

Built in 1948



Essential Information

MLS® #	SR25066158
Price	\$799,999
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	1,473
Acres	0.17
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Lanard Prince
Listing Office	Rodeo Realty

Community Information

Address	7530 Gaviota Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

Amenities

Utilities	Sewer Connected
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	In Ground, Gunite, Private

Exterior

Lot Description	Back Yard, Landscaped, Front Yard, Rectangular Lot
Roof	Composition
Foundation	Raised

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), All Bedrooms Down, Bar, Block Walls, Galley Kitchen, Primary

	Suite
Appliances	Dishwasher, Disposal, Gas Oven, Refrigerator, Gas Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
----------	---------------------

Additional Information

Date Listed	March 26th, 2025
Days on Market	7
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 30th, 2025 at 6:56am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.