

# \$825,000 - 5807 Balcom Avenue, Encino

MLS® #SR25081753

## \$825,000

2 Bedroom, 2.00 Bathroom, 1,059 sqft  
Residential on 0 Acres

N/A, Encino,

Incredible Deal! One of the lowest priced homes on the market in the esteemed Encino Park neighborhood. A perfect open canvas for a first time home buyer or a savvy investor. Embrace the charm of this superb gem offering 2 bedrooms and 2 baths with almost 1,100 square feet. Some of the upgrades include newer dual pane windows, newer package unit central heat/air, newer tankless water heater, copper plumbing, newer ABS sewer drains, newer tile flooring, recess lights, newer paint, and much more. Move in and customize to your taste, the potential opportunities are endless. Rear exterior storage shed included. Minutes from multiple parks, Trader Joes, 101 freeway, and Ventura Blvd.



Built in 1949

## Essential Information

MLS® #	SR25081753
Price	\$825,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,059
Acres	0.13
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence

Status	Closed
Listing Agent	Hosep Stepanian
Listing Office	Broker Intrust Real Estate-Hosep Stepanian

## Community Information

Address	5807 Balcom Avenue
Area	ENC - Encino
Subdivision	N/A
City	Encino
County	Los Angeles
Zip Code	91316

## Amenities

Parking Spaces	1
Parking	Driveway, Garage
# of Garages	1
Garages	Driveway, Garage
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Lot Description	Rectangular Lot
Windows	Double Pane Windows
Roof	Composition, Shingle
Foundation	Raised

## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Area, Ceiling Fan(s), Recessed Lighting, Primary Suite
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	April 15th, 2025
Days on Market	10
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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