

# **\$1,038,000 - 6644 Bianca Avenue, Van Nuys**

MLS® #SR25087478

**\$1,038,000**

3 Bedroom, 2.00 Bathroom, 1,753 sqft

Residential on 0 Acres

N/A, Van Nuys,

Welcome to 6644 Bianca Avenue—a well-loved single-story home nestled in a peaceful cul-de-sac in the heart of the Lake Balboa community. This 3-bedroom, 2-bathroom gem is full of character and comfort, starting with its picture-perfect front yard featuring a green picket fence and a beautifully maintained rose garden that welcomes you home with charm and color. Step inside to discover a spacious layout filled with natural light and fresh interior paint. The kitchen opens seamlessly to the dining area, creating a warm and functional space for everyday meals and gatherings. A dual-sided fireplace connects the large living room and dining room, adding both ambiance and architectural interest. The living room is ideal for entertaining, complete with built-in shelving for style and storage. Custom lighting throughout the home adds a modern touch, while the thoughtful layout makes it easy to enjoy every square foot. Outside, a lush backyard retreat awaits—perfect for relaxing with family, playing with pets, or hosting weekend BBQs under the California sun. Whether you're a first-time buyer or looking to downsize without compromise, this Lake Balboa home offers a rare blend of tranquility, charm, and livability.



Built in 1965

## **Essential Information**

MLS® #	SR25087478
Price	\$1,038,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,753
Acres	0.14
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Michelle Dubner
Listing Office	Equity Union

## Community Information

Address	6644 Bianca Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	2
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Cul-De-Sac, Front Yard, Garden
Foundation	Slab

## Interior

Interior	Laminate, Tile
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Eat-in Kitchen, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Built-in Features

Appliances	Dishwasher, Disposal, Gas Oven, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Multi-Sided, Dining Room
# of Stories	1
Stories	One

## School Information

District	Call Listing Office
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## Additional Information

Date Listed	May 8th, 2025
Days on Market	12
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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