

# \$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
----------	---------------------

### **Additional Information**

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

Based on information from California Regional Multiple Listing Service, Inc. as of January 17th, 2026 at 11:35pm 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.