$699,000 - 7307 Oak Park Avenue, Van Nuys

MLS® #SR25090876

$699,000

2 Bedroom, 1.00 Bathroom, 862 sqft

Residential on 0 Acres

N/A, Van Nuys,

Welcome to 7307 Oak Park Avenue, a delightful ranch-style single-family home situated in a highly sought-after pocket of Lake Balboa. This charming 2-bedroom, 1-bathroom residence offers 862 square feet for anyone looking for a cozy retreat in the heart of the Valley. Step inside to discover a warm and inviting interior that blends timeless charm with modern comforts. The galley-style kitchen is both functional and timeless, complete with a cheerful breakfast nook that's perfect for morning coffee or casual dining. The spacious living area offers ample room for relaxing or entertaining, while both bedrooms are generously sized, providing plenty of space to unwind, work from home, or accommodate guests. Recent upgrades enhance the home's comfort and efficiency, including newer double pane windows that fill the home with natural light, a newer HVAC system to keep you comfortable year-round, an updated water heater, and a newer roof that offers peace of mind for years to come. Outside, the large backyard is a true highlightâ€”ideal for entertaining, gardening, or simply enjoying the California sunshine. Whether you're hosting a barbecue or creating your own outdoor oasis, this space offers endless possibilities. The property also includes an attached single-car garage for added convenience and storage. Located on a quiet, tree-lined street in one of Van Nuys' most desirable neighborhoods, this home offers the perfect blend of tranquility and accessibility, with parks, shopping, dining, and

freeway access all just minutes away.
Donâ€™t miss the opportunity to make this
Lake Balboa gem your own!

Built in 1950

Essential Information

MLS® #	SR25090876
Price	$699,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	862
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Christopher Pereira
Listing Office	Real Brokerage Technologies Inc

Community Information

Address	7307 Oak Park Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Driveway, Garage, Door-Single
# of Garages	1
Garages	Driveway, Garage, Door-Single
View	Neighborhood
Pool	None

Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Lot Description	ZeroToOneUnitAcre, Back Yard, Lawn, Landscaped, Level, Yard
Windows	Blinds, Double Pane Windows

Interior

Interior	Carpet
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Open Floorplan, Storage, Bedroom on Main Level, Main Level Primary, Breakfast Area, Brick Walls
Appliances	Dishwasher, Gas Oven, Gas Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified

Additional Information

Date Listed	May 1st, 2025
Days on Market	6
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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