

# \$879,000 - 8110 Lesner Avenue, Lake Balboa

MLS® #SR25107564

**\$879,000**

3 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0 Acres

N/A, Lake Balboa,

This awesome Lake Balboa house is packed with unbelievable features and upgrades at this price point, including paid-off solar panels (\$23,300), a recently redone sparkling pebble-finish pool with a rich dark blue interior (\$29,700), and beautifully installed paver grounds surrounded by lush tropical landscaping (\$22,507). Additional highlights include 2018 re-roofing per LADBS records, a 200 AMP electrical panel, double-pane windows and sliding door, central air and heat, exterior/interior paint, recessed lighting in the living room, a one-year-old hot tub (~\$10K value), a finished detached garage with its own split-system AC and more! That's right! Summer starts here at this entertainer's paradise that defines the California indoor-outdoor lifestyle, with an open-concept floor plan and your own super private, resort-like backyard. Inside, this light and bright 3-bed, 2-bath home features a spacious living room with a fireplace, hardwood flooring, and an open-concept layout that flows into a granite kitchen with rich mahogany-tone shaker cabinetry, a center island with breakfast bar, and an adjacent dining area. The primary bedroom includes its own ensuite bathroom, while two additional generously sized bedrooms share a hallway bathroom with a tub and a double-sink vanity. A sunlit bonus room with floor-to-ceiling windows and a sliding door opens to the backyard, offering the perfect indoor-outdoor connection. This versatile flex space is ready



CRMLS

to meet all your needs and wantsâ€”whether as an entertainerâ€™s retreat, great room, family room, home office, gym, playroom or creative studio, all alongside the main living room. Tucked on a quiet, tree-lined street with no direct access to main roads, where neighbors stroll with their dogs and wave hello, this mid-century house welcomes you with mature pomegranate and palm trees out front, a bold red door on the front porch, and a layout designed for comfortable living and entertaining friends and family, inside and out. Nearby Lake Balboa Park, golf courses, and an off-leash dog park offer endless outdoor activities, while easy access to the 101 and 405 freeways adds everyday convenience. Just 1.2 miles away, you'll find LA Fitness, Ralphs, Rite Aid, Starbucks, The UPS Store, and a variety of local eateries. Whether you're hosting poolside BBQs, enjoying peaceful evenings or simply soaking up the sun in your own private retreat, this Lake Balboa gem is ready to kickstart your lifestyle!

Built in 1952

## Essential Information

MLS® #	SR25107564
Price	\$879,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Arthur Aslanian
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	8110 Lesner Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	Pool
Has Pool	Yes
Pool	In Ground, Private
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Front Yard, Landscaped, Near Park, Near Public Transit, Back Yard, Walkstreet
Windows	Double Pane Windows
Roof	Shingle
Construction	Stucco
Foundation	Raised

## Interior

Interior	Tile, Wood, Laminate
Interior Features	Breakfast Bar, Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Primary Suite
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Disposal
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room

# of Stories	1
Stories	One

## School Information

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

## Additional Information

Date Listed	May 13th, 2025
-------------	----------------

Days on Market	65
----------------	----

Zoning	LAR1
--------	------

Short Sale	N
------------	---

RE / Bank Owned	N
-----------------	---

Based on information from California Regional Multiple Listing Service, Inc. as of February 11th, 2026 at 6:50am 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.