

\$829,500 - 6614 Forbes Avenue, Lake Balboa

MLS® #SR25147718

\$829,500

3 Bedroom, 1.00 Bathroom, 1,125 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Nestled on a charming tree-lined street in Lake Balboa, this well-maintained 3-bedroom, 1-bathroom home offers timeless appeal and thoughtful updates on a generously sized 6,000+ sq ft lot. Original hardwood floors run throughout the main living areas and bedrooms, while tile accents the kitchen and bath. A floor-to-ceiling bay window floods the living room with natural light and flows into the dining room, creating a seamless layout for everyday living. The kitchen features crisp white cabinetry, dark gray countertops, stainless-steel appliances, a window above the sink, and connects to a dedicated laundry room with extra storage and backyard access. Recessed lighting, dual-pane windows, copper plumbing, relined sewer, and a newer HVAC system add comfort and peace of mind. All three bedrooms are bright and equipped with ceiling fans; one offers dual access from the hall and kitchen, plus direct entry to the covered back patio. The spacious primary bedroom includes two closets for ample storage. Outdoors, the expansive backyard is a true retreat, complete with a tile-floored pergola patio, a lush lawn shaded by mature trees, and plenty of space for a future pool or garden. A long driveway leads to a detached 2-car garage, providing generous parking and potential for ADU conversion. Conveniently located near Lake Balboa Park, golf courses, local dining, shopping, and easy access to the 101 and 405 freeways.



Built in 1950

Essential Information

MLS® #	SR25147718
Price	\$829,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,125
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Stephanie Vitacco
Listing Office	Equity Union

Community Information

Address	6614 Forbes Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

Amenities

Parking Spaces	2
Parking	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side
# of Garages	2
Garages	Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Side By Side
View	None
Pool	None

Exterior

Exterior	Stucco, Frame
Exterior Features	Rain Gutters

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard
Windows	Blinds, Bay Window(s), Double Pane Windows
Roof	Composition
Construction	Stucco, Frame

Interior

Interior	Tile, Wood
Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, Recessed Lighting, Attic
Appliances	Dishwasher, Disposal, Gas Range, Microwave, Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
Middle	Mulholland
High	Birmingham

Additional Information

Date Listed	July 17th, 2025
Days on Market	36
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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