

\$825,000 - 7057 Rubio Avenue, Lake Balboa

MLS® #SR25163732

\$825,000

4 Bedroom, 3.00 Bathroom, 1,753 sqft
Residential on 2 Acres

N/A, Lake Balboa,

Tucked at the end of a quiet cul-de-sac inside a small gated community, this property offers the space you need and the amenities you want:



Key Features:

1,753 sq. ft.

4 bedrooms, 3 bathrooms

Detached home

Covered patio deck overlooking a private pool and raised spa—perfect for year-round entertaining

Open-concept main level where living, dining, and kitchen flow together; original finishes invite your custom updates

Four true bedrooms upstairs, including an en-suite primary suite

Attached, direct-access two-car garage plus ample guest parking

Central HVAC already in place for comfort through every season

Location Perks:

Minutes to Lake Balboa Park's recreation facilities, dog park, and golf course

Quick 101/405 freeway access for an easy
Valley-to-Westside commute

Close to schools, shopping, and dining

DO NOT DISTURB TENANT

Built in 1992

Essential Information

MLS® #	SR25163732
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,753
Acres	1.50
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nicole Stinson
Listing Office	Estate Realty Group, Inc.

Community Information

Address	7057 Rubio Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

Amenities

Amenities	Controlled Access
Parking Spaces	2
Parking	Garage Faces Front
# of Garages	2
Garages	Garage Faces Front

View	Neighborhood
Has Pool	Yes
Pool	Private

Exterior

Lot Description	ZeroToOneUnitAcre, Cul-De-Sac
-----------------	-------------------------------

Interior

Interior Features	All Bedrooms Up, Eat-in Kitchen, Separate/Formal Dining Room
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

School Information

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

Additional Information

Date Listed	July 21st, 2025
Days on Market	42
Zoning	LARD6
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 25th, 2026 at 7:56am 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.