

# **\$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 spaâ€"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 Parkâ€™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

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