

# **\$765,000 - 6913 Rubio Avenue, Lake Balboa**

MLS® #SR25176285

**\$765,000**

3 Bedroom, 3.00 Bathroom, 1,671 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Calling All Investors, Flippers & Visionaries!

Unlock the potential of this 3-bedroom, 2-bathroom pool home in the heart of Lake Balboa. Bursting with opportunity, this property is ready for a full transformation. The house has not been well maintained and is a true fixer-upper – ideal for those looking to gut and renovate to their own specifications. A bonus third bathroom is conveniently located outside, perfect as a pool bath to accompany the oversized backyard, which features a giant pool and built-in BBQ – offering serious upside for creating an entertainer's paradise. Hardwood floors, dual glazed windows, Solar Panels. Upstairs, a versatile loft space provides the perfect spot for a home office, creative studio, or playroom. Situated on a desirable street, this property is a diamond in the rough waiting to be brought back to life. Don't miss this incredible opportunity to add value and build equity in a great neighborhood. Sold as-is. Bring your contractor and imagination! Priced to sell!

Hurry



Built in 1955

## **Essential Information**

MLS® #	SR25176285
Price	\$765,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Square Footage	1,671
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Billy Wynn
Listing Office	RE/MAX One

## Community Information

Address	6913 Rubio Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Parking Spaces	2
Parking	Concrete, Door-Multi, Garage Faces Front, Garage, Garage Door Opener, Side By Side
# of Garages	2
Garages	Concrete, Door-Multi, Garage Faces Front, Garage, Garage Door Opener, Side By Side
View	None
Has Pool	Yes
Pool	In Ground, Private

## Exterior

Lot Description	Back Yard, Rectangular Lot
Roof	Composition

## Interior

Interior Features	All Bedrooms Down, Loft
Heating	Central
Cooling	Central Air
Fireplace	Yes

Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	August 5th, 2025
Days on Market	31
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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