

\$699,000 - 7813 Louise Avenue, Northridge

MLS® #SR25187052

\$699,000

2 Bedroom, 1.00 Bathroom, 909 sqft

Residential on 0 Acres

N/A, Northridge,

Welcome to 7813 Louise Avenue – a delightful Ranch-style retreat tucked into a tree-lined Northridge pocket right on the edge of Lake Balboa. This charming 2-bedroom, 1-bath home offers 909 sq ft of thoughtfully maintained living space on a spacious 6,000 sq ft lot with alley access. The detached garage, currently outfitted as a private studio/office with ductless HVAC, is perfect for creatives, remote professionals, or those exploring ADU potential.

Inside, natural light highlights the home's vintage parquet wood flooring, open-concept living and dining area, and a cozy fireplace with whitewashed brick detail. A graceful arched entryway leads to the kitchen, featuring stainless steel appliances, ample cabinetry, and a window-framed view of the vibrant backyard. Step through sliding glass doors into your outdoor oasis, ideal for summer barbecues, hammock naps under mature shade trees, or evenings of wine and conversation beneath the stars.

This home offers lifestyle flexibility, whether you're a first-time buyer, young couple, or investor considering SB-9 or ADU opportunities. With no HOA restrictions, you'll have the freedom to create, expand, and enjoy. Just minutes from shopping, dining, major commuter routes, and Lake Balboa's trails and recreation, it's a location that balances convenience and charm.



Special Financing Available: Secure an interest rate up to 1% below market (currently under 6%), with as little as 0% down, no mortgage insurance, no lender fees, and up to \$6,500 in credits. Best of all, this program is not income-restricted.

Don't miss this Northridge gem, blending character, opportunity, and location into one perfect package.

Built in 1951

Essential Information

MLS® #	SR25187052
Price	\$699,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	909
Acres	0.14
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Justin Bonney
Listing Office	Clear Way Real Estate

Community Information

Address	7813 Louise Avenue
Area	NR - Northridge
Subdivision	N/A
City	Northridge
County	Los Angeles
Zip Code	91325

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone
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	Available, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Door-Single, Garage, On Street
# of Garages	1
Garages	Door-Single, Garage, On Street
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
Lot Description	ZeroToOneUnitAcre, Back Yard, Sprinklers In Rear, Sprinklers In Front, Near Park, Near Public Transit, Rectangular Lot, Sprinkler System, Yard
Roof	Composition
Construction	Stucco
Foundation	Slab

Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Storage, All Bedrooms Down
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer
Heating	Ductless, Fireplace(s)
Cooling	Ductless
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 19th, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 21st, 2026 at 5:20am PST.

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