

# **\$869,000 - 17006 Cantara Street, Lake Balboa**

MLS® #SR25187212

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## **\$869,000**

3 Bedroom, 2.00 Bathroom, 1,246 sqft  
Residential on 0 Acres

N/A, Lake Balboa,

Welcome to 17006 Cantara Street. Set on a cul-de-sac in Lake Balboa, this 3-bedroom, 2-bath home combines modern upgrades with a spacious lot full of potential. Situated on nearly 9,300 sq ft of land, larger than most in this tract, the property offers room to expand, add an ADU, or explore SB-9 development opportunities.

Inside, the 1,246 sq ft floor plan features a light-filled living area that flows into the remodeled kitchen with white shaker cabinets, quartz countertops, a stylish backsplash, and brand-new stainless steel appliances, including refrigerator, oven, dishwasher, and microwave with built-in hood vent. Soft-close cabinetry provides generous storage, complemented by additional storage space in the attic for seasonal items and more.

The hallway bathroom has been tastefully updated with a tub-and-shower combination, while the primary suite includes a private ensuite with a sleek shower.

Outdoors, a double driveway and detached garage add flexibility, ideal for RV parking or configuring a setup for an ADU/SB-9 project, complete with a dump connection. The sprawling yard provides endless opportunities for entertaining, gardening, or designing your dream outdoor retreat. With room for a pool, play space, or additional structures, this oversized lot sets the stage for long-term



versatility.

Adding to its appeal, this property qualifies for a special loan program offering interest rates up to 1% below market, as little as 0% down, no mortgage insurance, no lender fees, and lender credits up to \$6,500, making homeownership here more affordable than ever.

All this in a prime Lake Balboa location, close to parks, schools, shopping, dining, and major commuter routes.

Built in 1952

### **Essential Information**

MLS® #	SR25187212
Price	\$869,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,246
Acres	0.21
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Justin Bonney
Listing Office	Clear Way Real Estate

### **Community Information**

Address	17006 Cantara Street
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	2
Parking	Door-Single, Driveway, Garage, Off Street, One Space, Asphalt, On Street, RV Potential
# of Garages	2
Garages	Door-Single, Driveway, Garage, Off Street, One Space, Asphalt, On Street, RV Potential
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Stucco, Copper Plumbing
Lot Description	ZeroToOneUnitAcre, Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Near Park, Near Public Transit, Sprinkler System, Drip Irrigation/Bubblers
Roof	Composition
Construction	Stucco, Copper Plumbing
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Pantry, Quartz Counters, Entrance Foyer, Galley Kitchen
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Water Heater, Dryer, Washer, Freezer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# 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	14

Zoning                      LAR1

Short Sale                N

RE / Bank Owned      N

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