

\$749,999 - 7642 Wish Avenue, Lake Balboa

MLS® #SR25193725

\$749,999

3 Bedroom, 1.00 Bathroom, 1,073 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Charming Lake Balboa Home with ADU Potential. Set on a quiet, tree-lined street in the desirable Lake Balboa neighborhood, this 3-bedroom, 1-bath home offers comfort, charm, and exciting investment potential. Situated on an expansive nearly 8,000 sq. ft. lot, the property includes previously approved RTI plans for a detached 2-bedroom, 2-bath ADU/guest house—ideal for multi-generational living, rental income, or a private office retreat.

Inside, you'll find timeless hardwood floors, dual-pane windows, central HVAC, and the convenience of an indoor laundry room. A spacious enclosed rear patio extends the living area, providing the perfect setting for entertaining, hobbies, or simply relaxing. The generous backyard is a true highlight featuring 2 car detached garage, a mature, fruit-bearing lemon tree, ample space for outdoor gatherings, and even room for a future pool. A detached two-car garage offers additional storage and is ready to be transformed into a 750 sq. ft. ADU with a quick re-approval of the prior plans. All this, with easy access to the 101 and 405 freeways, top shopping destinations, dining, schools, and public transit. Don't miss this unique opportunity to own a home with endless potential in one of the Valley's most sought-after neighborhoods!



Built in 1950

Essential Information

MLS® #	SR25193725
Price	\$749,999
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,073
Acres	0.18
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Kevork Zanazanian
Listing Office	Oak Brook Realty

Community Information

Address	7642 Wish Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Multi, Garage Faces Front, Garage, Driveway Level, Paved
# of Garages	2
Garages	Door-Multi, Garage Faces Front, Garage, Driveway Level, Paved
View	None
Pool	None

Exterior

Lot Description	Front Yard, Lawn, Sprinkler System, Level, Walkstreet
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Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Up, Bedroom on Main Level,

	Laminate Counters
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Dryer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	August 27th, 2025
Days on Market	20
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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