

\$799,000 - 7517 Louise Avenue, Lake Balboa

MLS® #SR25248899

\$799,000

2 Bedroom, 2.00 Bathroom, 1,234 sqft

Residential on 0 Acres

N/A, Lake Balboa,

Welcome to this charming Lake Balboa gem – a classic single story 3-bedroom (currently configured as a 2-bedroom), 2-bath home offering 1,234 square feet of living space on a generous 6,002 square foot lot. This gated property boasts a grassy front yard, large rear yard and a detached garage with fully approved plans for an ADU, ready for the new owner to build and maximize the value!

Mid-century design touches blend beautifully with modern upgrades throughout the home. The updated kitchen features stone countertops, a spacious island, and stainless steel appliances – perfect for cooking and entertaining. The cozy living room is centered around a stunning wood-burning fireplace, ideal for creating warm memories, especially during the holidays.

The primary suite and secondary bedroom have been combined to create a sprawling en-suite retreat, offering plenty of space and comfort. Notable system upgrades include a newer presidential-style roof, newer sewer line under the home and out to the street, copper plumbing, central AC/heating, recessed lights, tankless water heater, a convenient service porch off the kitchen with laundry and energy-efficient Milgard dual-pane windows installed in 2019.

Step into the backyard and discover the large parcel with synthetic grass, open space,



possible RV access, ample parking and plenty of room to entertain or expand. You'll also enjoy a bountiful avocado tree along with lime and orange trees – perfect for year-round enjoyment.

All of this in a prime Lake Balboa location, just steps to Saticoy Plaza (featuring Starbucks, Ralphs, Panda Express, El Pollo Loco, The Chop Shop BBQ and Chase Bank), local favorite Humble Bee Cafe, and just a short drive to Lake Balboa Park, the Japanese Garden, Multiple Parks, Encino Farmers Market, Golf courses, Tennis Courts, Archery, the Metro, Ventura Blvd, the 101 and the 405. This home is full of potential, pride of ownership, and possibilities. Don't miss your chance to make it yours! This property originally had 3 three bedrooms (As per tax records) however a previous owner combined two of them into a large primary suite!

Built in 1950

Essential Information

MLS® #	SR25248899
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,234
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Lonnie Mintz
Listing Office	Rodeo Realty

Community Information

Address	7517 Louise Avenue
Area	LKBL - Lake Balboa
Subdivision	N/A
City	Lake Balboa
County	Los Angeles
Zip Code	91406

Amenities

Parking Spaces	1
# of Garages	1
View	Neighborhood
Pool	None

Exterior

Lot Description	Near Park, Sprinkler System
Roof	Shingle

Interior

Interior Features	Primary Suite, Eat-in Kitchen, Open Floorplan, Recessed Lighting, Stone Counters, Storage
Appliances	Gas Range
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	October 28th, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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