

# \$824,999 - 6447 Forbes Avenue, Van Nuys

MLS® #SR25268423

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## \$824,999

3 Bedroom, 2.00 Bathroom, 1,425 sqft  
Residential on 0 Acres

N/A, Van Nuys,

Welcome to 6447 Forbes Ave, a charming 3-bedroom, 1.5-bath home nestled in the desirable Lake Balboa neighborhood. The property is surrounded by beautiful mature landscaping and a variety of fruit trees, creating a peaceful outdoor setting that feels both private and inviting. Enjoy the sparkling pool, ideal for relaxing, entertaining, or soaking up the Southern California sunshine. Inside, the home features a bright and comfortable layout with a spacious bonus den that works perfectly as a family room, home office, or creative retreat. A large two-car garage provides excellent storage and added convenience. Perfectly situated near Lake Balboa Park, public transportation, and a great selection of local restaurants and coffee shops, this home offers an ideal blend of comfort, accessibility, and classic Valley charm.



Built in 1953

## Essential Information

MLS® #	SR25268423
Price	\$824,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,425
Acres	0.14

Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Peter Santos
Listing Office	Redfin Corporation

### **Community Information**

Address	6447 Forbes Avenue
Area	VN - Van Nuys
Subdivision	N/A
City	Van Nuys
County	Los Angeles
Zip Code	91406

### **Amenities**

Parking Spaces	2
# of Garages	2
View	Pool
Has Pool	Yes
Pool	Fenced, Private

### **Exterior**

Lot Description	Back Yard
Roof	Shingle

### **Interior**

Interior	Carpet, Tile
Interior Features	Unfurnished, Pantry
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater
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	December 2nd, 2025
Days on Market	12
Short Sale	N
RE / Bank Owned	N

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