

Residential For Sale

1,836 Sqft - 6941 Louise Avenue, Lake Balboa,
California, 91406



Basic Details

Status:	Active
Listing Type:	For Sale
Property Type:	Residential
Property SubType:	Single Family Residence
Price:	\$965,000
Price Per Square Foot:	\$526
Square Footage:	1,836 Sqft
Lot Area:	0.19 Sqft
Year Built:	1958
View:	Mountain(s)
Bedrooms:	3
Bathrooms:	2
Bathrooms (Full):	2
Country:	US
State:	California
County:	Los Angeles
City:	Lake Balboa
Zipcode:	91406
Listing ID:	SR25230122

Features

Association:	0
Senior Community:	0
✓ Common Walls:	No Common Walls
Stories:	1
✓ Community Features:	Sidewalks, Street Lights, Golf, Suburban, Park, Curbs, Dog Park, Valley, Gutters, Storm Drains
AttachedGarage :	0
✓ Parking:	2.00
✓ Parking:	Garage - Single Door, Garage Door Opener, Street, No Driveway, Garage Faces Rear
Spa:	1
✓ Fireplace:	Raised hearth, Gas, Living room, See remarks, Wood Burning
✓ Lot Features:	Back Yard, Front Yard, 0-1 Unit/acre, Landscaped, Ranch, Lot 6500-9999, Level With Street, Rectangular Lot, Lawn, Near Public Transit, Garden, Sprinklers In Rear, Sprinklers In Front,

		Treed Lot, Utilities - Overhead
✓	Fence:	Wrought iron, Good condition, Block
✓	Security:	Carbon monoxide detector(s), Smoke Detector(s)
✓	Patio:	Covered, Brick, Front Porch, Rear Porch
✓	Electric:	Electricity - On Property, Standard
✓	Inclusions:	2 (of 3) Storage Containers In Spa Area

Entry Level: **1**

✓	Laundry:	Gas Dryer Hookup, Individual Room, Inside, Washer Hookup, See Remarks
✓	Room Type:	Living Room, Kitchen, Laundry, Attic, All Bedrooms Down, Foyer, Primary Suite, Primary Bathroom
✓	Roofing:	Composition, Shingle
✓	Flooring:	Wood, Tile, See Remarks
✓	Window Features:	Double Pane Windows, Screens
✓	Entry Location:	Porch
✓	Spa Construction:	Heated, Above Ground, Private
✓	Property Condition:	Updated/remodeled
✓	Foundation Details:	Raised
✓	Exterior Features:	Lighting, Rain Gutters
✓	Interior Features:	Recessed Lighting, Ceiling Fan(s), Wood Product Walls, Pull Down Stairs To Attic, Tile Counters, Quartz Counters

Main Level
Bathrooms: **2**

Main Level
Bedrooms: **3**

✓	Heating System:	Central, Forced air, natural gas
✓	Cooling System:	Central Air
✓	Utilities:	Sewer Connected, Water Connected, Electricity Connected, Natural Gas Connected, Phone Available, Cable Connected
✓	Water Source:	Public
✓	Sewer:	Public Sewer
✓	Appliances:	Dishwasher, Built-in Range, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Gas Cooktop
✓	Accessibility Features:	No Interior Steps

MLS Addon

Zoning: **LAR1**

Parcel Number: **2229037033**

Lot Size Square Feet: **8,263**

✓	Exclusions:	Negotiable: Refrigerator; Outdoor Refrigerator; Washer & Dryer; Table In Nook; Entertainment Center; Outdoor Furniture
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TaxAnnualAmount: **\$0**

✓	RoomKitchenFeatures:	Quartz Counters, Remodeled Kitchen, Self-closing Cabinet Doors, Self-closing Drawers
✓	RoomBathroomFeatures:	Bathtub, Walk-in Shower, Linen Closet/storage, Remodeled, Shower In

Tub, Double Sinks In
Bath(s), Low Flow
Shower, Tile Counters,
Stone Counters

Garage Spaces: **2**

High School: **Arlington**

High School 2: **Arling**

Middle Or Junior
School: **Miller**

High School
District: **Los Angeles Unified**

Levels: **One**



EatingArea:

Dining Room, In Kitchen,
Breakfast Nook, See
Remarks

Taxes: **\$0**

Guest House
SqFt: **0**

Approx Lot SqFt: **0**



Special Listing
Conditions:

Standard

Virtual Tour
URL Unbranded: [Click Here](#)

Agent [Info](#)



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