

\$479,000 - 2323 Canyon Drive, Wrightwood

MLS® #225002240

\$479,000

3 Bedroom, 2.00 Bathroom, 1,588 sqft

Residential on 0 Acres

N/A, Wrightwood,

You've got to see this exceptional mountain retreat in a great location in the enchanting town of Wrightwood. 3 bedrooms and 2 full baths in a 1,588 square foot 1-story with an open floor plan and lots of light. 9,240 sq ft lot. Enter to a large living room with a beautiful brick woodburning fireplace and vaulted ceilings, open to the spacious, luxurious kitchen with granite counters, custom tile backsplash, custom wood cabinets, stainless steel appliances, built-in microwave, custom lighting, and seating at the counter. Fabulous sprawling decks both in front and along the side to the rear yard. Spacious 2-car garage w automatic door. A year-round paradise with the most charming town center boasting great restaurants, shops, and surrounded by outdoor activities. Turns into a winter wonderland including great skiing. Wonderful views from the huge, relaxing front deck, and the large side deck has electrical set up in the panel for a spa. Attractive features such as crown molding, stylish baseboards, gorgeous wood-like laminated flooring. Central heat; ceiling fan in master; kitchen pantry has pull-out gliding shelves and recessed lighting. Current owner has had good experience with AirBnB, staying as busy as they wanted with highly profitable, thriving activity. Large lot contains apple, cherry, plum, pear trees, and grapevines. Septic system is about 7 years old, new furnace installed 5 years ago, new ridge caps on roof in 2023, newly painted deck, and so on. Septic Certification is



complete 7/31/25. An awesome place; must see!

Built in 1977

Essential Information

MLS® #	225002240
Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,588
Acres	0.21
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Bryan Sexauer
Listing Office	Vintage Real Estate Services

Community Information

Address	2323 Canyon Drive
Area	WRWD - Wrightwood
Subdivision	N/A
City	Wrightwood
County	San Bernardino
Zip Code	92397

Amenities

Parking Spaces	2
Parking	Door-Single, Garage
# of Garages	2
Garages	Door-Single, Garage

Exterior

Roof	Asphalt
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Interior

Interior	Carpet, Wood
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Interior Features	Breakfast Bar, Crown Molding, Cathedral Ceiling(s), Open Floorplan, Pantry, Recessed Lighting, Built-in Features
Appliances	Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central
Fireplace	Yes
Fireplaces	Living Room, Blower Fan, Wood Burning
# of Stories	1
Stories	One

Additional Information

Date Listed	May 7th, 2025
Days on Market	105
Zoning	RS
Short Sale	N
RE / Bank Owned	N

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