

\$449,999 - 44315 88th Street, Lancaster

MLS® #GD25099380

\$449,999

3 Bedroom, 2.00 Bathroom, 2,045 sqft
Residential on 1 Acres

N/A, Lancaster,

Welcome to your charming ranch-style home situated on just under 1 acre of land! This well-maintained single-story residence offers 3 spacious bedrooms and 2 remodeled bathrooms, featuring a blend of newer laminate, tile, and carpet flooring throughout the main living areas. The beautifully updated kitchen includes an oversized center island, granite countertops, composite granite sink, and solid wood cabinetry—all open to the dining and living room for an ideal entertaining space.

Additional upgrades include a new roof and new windows (both under 2 years old), as well as separate ducting and up-ducting for the evaporative cooler and heater (installed approx. 4 years ago). There are two wood-burning fireplaces in the living and family rooms, perfect for cozy evenings.

Enjoy breathtaking sunsets from your private backyard! The property is fully fenced, with a block wall surrounding the immediate yard for added privacy. Included with the home: a chicken coop, shed, patio, and approximately two years' worth of firewood. The rear lot is wide open and ready for your animals, toys, or future projects!

Property Highlights:

• Appliances: Gas range, oven, microwave

• Flooring: Tile, laminate, carpet

• Cooling: Central air, evaporative cooling



(wall/window)

â€¢ Fencing: Block and chain link

â€¢ Fireplace: Living room & family room,
wood-burning

â€¢ Foundation: Concrete slab

â€¢ Garage: Attached

â€¢ RV Access: Possible

â€¢ Heating & Cooling: Separate ducting
systems

â€¢ Utilities: 220 Electric, propane (leased
tank), solar (leased)

â€¢ Sewer: Septic system

â€¢ Water: Stock/Mutual

â€¢ Roof: Shingle

â€¢ Style: Ranch

â€¢ Construction: Frame, stucco

â€¢ Sprinklers: Front and rear, automatic

â€¢ Horse property: Yes

â€¢ Additional Features: Above-ground spa,
gazebo/cabana, pets allowed

â€¢ Street: Dirt

â€¢ Square footage per assessor

â€¢ Housing Type: SFD

Built in 1979

Essential Information

MLS® #	GD25099380
Price	\$449,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,045
Acres	0.77
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Roza Malkhasyan
Listing Office	Coldwell Banker Hallmark

Community Information

Address	44315 88th Street
Area	LAC - Lancaster
Subdivision	N/A
City	Lancaster
County	Los Angeles
Zip Code	93535

Amenities

Parking Spaces	2
# of Garages	2
View	None
Pool	None

Exterior

Lot Description	TwoToFiveUnitsAcre
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Interior

Interior Features	All Bedrooms Down
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

School Information

District	Other
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Additional Information

Date Listed	May 5th, 2025
Days on Market	120
Zoning	LCA11*
Short Sale	N
RE / Bank Owned	N

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