

# \$389,999 - 45440 13th Street, Lancaster

MLS® #SR24153815

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## \$389,999

3 Bedroom, 2.00 Bathroom, 1,241 sqft  
Residential on 0 Acres

N/A, Lancaster,

BACK ON MARKET!! 1st Time Home or Add to Your Rental Portfolio!! Check out this Great Westside home!! Conveniently located off the 14FWY, Restaurants, Supermarkets & Shopping Centers just a few blocks away. 1,241 sqft on 7,560 sqft lot. Fireplace in living room, great frontage, big back yard. Tile throughout, wood floors in living room. AC Cooling. Roof recently redone. 3BR/1.5BA. MUST SEE!!! Schedule your tour today! Buyer to verify all. Pix show 'as-is' & w/ 'virtual staging'.



Built in 1957

## Essential Information

MLS® #	SR24153815
Price	\$389,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,241
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Norma Leon-moncada
Listing Office	BGA Properties Inc

## Community Information

Address	45440 13th Street
Area	LAC - Lancaster
Subdivision	N/A
City	Lancaster
County	Los Angeles
Zip Code	93534

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	None
Pool	None

## Exterior

Exterior	Stucco, Brick, Wood Siding
Lot Description	Front Yard, Irregular Lot, Yard, ZeroToOneUnitAcre
Roof	Shingle
Construction	Stucco, Brick, Wood Siding
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Walk-In Closet(s), All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Pantry, Walk-In Pantry
Appliances	Dishwasher, Gas Oven, Gas Range
Heating	Central
Cooling	Central Air, Evaporative Cooling
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

## School Information

District	Antelope Valley Union
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## Additional Information

Date Listed	July 26th, 2024
Days on Market	191
Zoning	LRR16000*
Short Sale	N
RE / Bank Owned	N

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