

\$425,000 - 26758 Claudette Street # 427, Canyon Country

MLS® #SR24184572

\$425,000

2 Bedroom, 2.00 Bathroom, 907 sqft

Residential on 6 Acres

American Beauty Village (ABVL), Canyon Country,

Welcome to the American Beauty Village, where comfort and convenience converge in this charming ground-floor residence. Nestled towards the top of Claudette, this inviting home offers easy access to street and additional guest parking, with the added benefit of a two-car tandem garage featuring built-in shelves and a new water heater. Inside, discover a cozy living room adorned with a stylish fireplace, freshly painted walls and new base moldings, all complemented by rich, colorful luxury vinyl flooring. The hallway bathroom has been tastefully remodeled with a new sink, flooring, and fixtures, adding a touch of modern elegance. Conveniently, a stackable washer and dryer are discreetly located in the hallway. The front bedroom boasts ample space, while the primary bedroom features a generous walk-in closet. The primary bath is highlighted by a beautiful porcelain sink. Recent updates include fresh paint throughout and a new AC unit, ensuring a move-in-ready experience. The well-maintained kitchen showcases stunning quartz countertops, and a charming balcony off the living room provides a serene view of the surrounding lush green lawns and walkways. Residents of American Beauty Village enjoy access to three community pools, tennis courts, and a park, making this an ideal home for both relaxation and recreation.

Built in 1987



Essential Information

MLS® #	SR24184572
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	907
Acres	6.25
Year Built	1987
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Nesrin Karam
Listing Office	JohnHart Real Estate

Community Information

Address	26758 Claudette Street # 427
Area	RBGL - Rainbow Glen
Subdivision	American Beauty Village (ABVL)
City	Canyon Country
County	Los Angeles
Zip Code	91351

Amenities

Amenities	Clubhouse, Picnic Area, Pool, Tennis Court(s), Trash, Water
Parking Spaces	2
Parking	Door-Single, Garage, Tandem
# of Garages	2
Garages	Door-Single, Garage, Tandem
View	Neighborhood
Has Pool	Yes
Pool	Association, Community, In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Windows	Double Pane Windows
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Interior

Interior	Vinyl
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Interior Features	Ceiling Fan(s), Quartz Counters, Balcony, Breakfast Bar, Open Floorplan, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Microwave, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	William S. Hart Union
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Additional Information

Date Listed	September 4th, 2024
Days on Market	258
Zoning	SCUR4
Short Sale	N
RE / Bank Owned	N

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