

# **\$449,900 - 26830 Claudette Street # 245, Canyon Country**

MLS® #SR24190700

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## **\$449,900**

3 Bedroom, 2.00 Bathroom, 1,001 sqft  
Residential on 12 Acres

American Beauty Village (ABVL), Canyon Country,

Beautiful, remodeled home. Three bedroom, 2 bathroom, highly upgraded. Engineered wood flooring, open concept kitchen, shiplap ceiling with recessed lighting, new quartz counters, back splash, shelving. New stainless steel farm sink + garden window. All appliances included. Laundry in unit (washer/dryer included). Bathrooms remodeled, floor to ceiling tiles in master shower. Newer vanities. Master has 2 closets. Secondary bedrooms newly carpeted. HOA includes fire/EQ insurance, trash, outer walls, balconies and roofs; as well as common areas: 4 pools/spas/tennis courts, large green belts Gazebos. Nicely landscaped/picnic areas; beautifully maintained grounds. Close to major stores, great restaurants, movie theater, Blue Ribbon schools.  
Come & see it today!! Seller motivated; looking for back up offers.



Built in 1988

## **Essential Information**

MLS® #	SR24190700
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,001
Acres	12.23
Year Built	1988

Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Jacqueline Palmatier
Listing Office	Realty Executives Homes

## Community Information

Address	26830 Claudette Street # 245
Area	RBGL - Rainbow Glen
Subdivision	American Beauty Village (ABVL)
City	Canyon Country
County	Los Angeles
Zip Code	91351

## Amenities

Amenities	Barbecue, Insurance, Maintenance Grounds, Pet Restrictions, Picnic Area, Pool, Security, Spa/Hot Tub, Tennis Court(s), Trash
Parking Spaces	2
# of Garages	2
View	Park/Greenbelt
Has Pool	Yes
Pool	Association, Gunite, Heated

## Exterior

Lot Description	SixToTenUnitsAcre
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## Interior

Interior Features	All Bedrooms Down
Appliances	Dishwasher, Disposal, Electric Range, Free-Standing Range, Gas Range, Gas Water Heater, Ice Maker, Refrigerator, Self Cleaning Oven, SixBurnerStove, 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 13th, 2024
Days on Market	185
Zoning	SCOS
Short Sale	N
RE / Bank Owned	N

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