

# \$350,000 - 45259 Saigon Avenue, Lancaster

MLS® #SR25003652

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## \$350,000

3 Bedroom, 2.00 Bathroom, 1,071 sqft  
Residential on 0 Acres

N/A, Lancaster,

Great opportunity to own this beautiful and affordable house, feature 3 bedroom 2 bathroom, nice kitchen and dinning area, living room area, laundry room area next to kitchen, the back yard is big enough to host gathering with family & friends!! close to schools, shopping center and HWY 14.



Built in 1959

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | SR25003652              |
| Price          | \$350,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,071                   |
| Acres          | 0.14                    |
| Year Built     | 1959                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Carlos Collazo          |
| Listing Office | Peak Real Estate Inc.   |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 45259 Saigon Avenue |
| Area        | LAC - Lancaster     |
| Subdivision | N/A                 |
| City        | Lancaster           |

|          |             |
|----------|-------------|
| County   | Los Angeles |
| Zip Code | 93534       |

## Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Available, Natural Gas Connected |
| Parking Spaces | 2  |
| Parking        | Driveway, Garage, Door-Single                |
| # of Garages   | 2  |
| Garages        | Driveway, Garage, Door-Single                |
| View           | Desert                                       |
| Pool           | None   |

## Exterior

|                 |                   |
|-----------------|-------------------|
| Lot Description | ZeroToOneUnitAcre |
| Foundation      | Slab              |

## Interior

|                   |                                     |
|-------------------|-------------------------------------|
| Interior          | Tile                                |
| Interior Features | All Bedrooms Down, Ceramic Counters |
| Appliances        | Gas Range, Refrigerator             |
| Heating           | Central                             |
| Cooling           | Central Air                         |
| Fireplace         | Yes                                 |
| Fireplaces        | Electric                            |
| # of Stories      | 1                                   |
| Stories           | One                                 |

## School Information

|          |           |
|----------|-----------|
| District | Lancaster |
|----------|-----------|

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | January 6th, 2025 |
| Days on Market  | 1                 |
| Zoning          | LRRA6000*         |
| Short Sale      | N                 |
| RE / Bank Owned | N                 |

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