

# **\$560,000 - 44053 37th Street, Lancaster**

MLS® #SR25027087

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## **\$560,000**

5 Bedroom, 3.00 Bathroom, 2,854 sqft  
Residential on 0 Acres

N/A, Lancaster,

Welcome to this beautiful FIVE bedroom PLUS BONUS ROOM, 3 bathroom home built in 2005, nestled in a desirable Westside neighborhood. Offering a perfect blend of comfort and modern amenities, this spacious residence greets you with new carpeting and fresh paint throughout. The family room features a cozy wood-burning/gas fireplace, and the versatile bonus room can easily be transformed into a sixth bedroom, home office, or creative studio. The downstairs bedroom is next to the bonus room and is perfect for guests or family that prefers to stay downstairs. The heart of the home is the well-appointed kitchen, featuring a new Bosch "Super Silence Plus" dishwasher, a new IKEA (Frigidaire) gas stovetop, a GE microwave with vent/fan, a GE electric oven, and ample cabinet space, including a center island. The master suite is a true retreat with a walk-in closet, ceiling fan with remote, and an huge ensuite bathroom. A small loft/desk area overlooks the vaulted ceilings in the living room, adding an extra touch of elegance. Practicality is at its best with an upstairs laundry room equipped with a sink and large cabinets. Step outside to the backyard, where you'll find a covered patio perfect for entertaining, alongside fruit-bearing pomegranate, plum, and quince trees. The front yard has been updated with new rock landscaping, enhancing the home's curb appeal. The 24-panel Sunrun solar system (Power Purchase Agreement) ensures energy



efficiency, making this home as functional as it is beautiful. The recently serviced Amana A/C and heating system, along with the Vivint Smart Home system, provide added comfort and security. Ideally located near AV College, Endeavor Middle School, and West Wind Elementary, with easy freeway access, this home offers convenience and comfort. Don't miss out on this opportunity to own this spacious family home with all the modern upgrades you need.

Built in 2005

**Essential Information**

MLS® #	SR25027087
Price	\$560,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Square Footage	2,854
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Errin Rust
Listing Office	Keller Williams Realty Calabasas

**Community Information**

Address	44053 37th Street
Area	LAC - Lancaster
Subdivision	N/A
City	Lancaster
County	Los Angeles
Zip Code	93536

**Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
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Parking Spaces	2
Parking	Direct Access, Garage, Door-Multi
# of Garages	2
Garages	Direct Access, Garage, Door-Multi
View	Hills, Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	Yard
Roof	Tile

## Interior

Interior	Carpet, Laminate, Tile
Interior Features	Separate/Formal Dining Room, High Ceilings, Bedroom on Main Level, Brick Walls, Built-in Features, Pantry, Primary Suite, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Electric Oven, Gas Cooktop, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

## School Information

District	Lancaster
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## Additional Information

Date Listed	February 5th, 2025
Days on Market	16
Zoning	LRR7000*
Short Sale	N
RE / Bank Owned	N

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