

# \$779,990 - 29835 Abelia Road, Canyon Country

MLS® #SR25031348

**\$779,990**

4 Bedroom, 2.00 Bathroom, 1,910 sqft

Residential on 0 Acres

Timberlane (TBLN), Canyon Country,

\*\*\*LIVE BEAUTIFULLY\*\*\* Stunning Single-Story Home with RV & Boat Parking, Bonus Rooms, and Modern Upgrades! Welcome to your spacious sanctuary! This charming 4-bedroom, 2-bathroom single-story home is an RV and boat owner's dream, featuring ample parking on a generous 9,365 sq. ft. corner lot—a truly rare find! Beyond its inviting curb appeal, this home offers two additional bonus rooms, perfect for a home office, gym, or hobby space. A permitted and enclosed 624 sq. ft. patio provides valuable extra living space, ideal for entertaining or relaxation. Step inside to discover a bright and airy interior, enhanced by abundant natural light and a welcoming atmosphere. The home has been fully remodeled with modern upgrades throughout, including a brand-new kitchen equipped with a new gas range, oven, garbage disposal, stainless steel sink, dishwasher, exhaust fan, and stylish new fixtures. New flooring, featuring luxury vinyl plank and ceramic tile, flows throughout the home. A new HVAC system and copper plumbing provide long-term comfort, while a new roof installed in 2021 with a 50-year warranty offers added peace of mind. Stainless-steel appliances, central AC, and a 2-car garage complete this exceptional property. The expansive backyard is perfect for hosting gatherings or simply enjoying the California sunshine. Located just minutes from the 14 Freeway, this home provides easy access for commuting and is near the



upcoming Sand Canyon Plaza, featuring a 60,000 sq. ft. grocery-anchored retail center. With no HOA or Mello Roos, this home offers exceptional value and won't last long!

Built in 1978

## Essential Information

MLS® #	SR25031348
Price	\$779,990
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,910
Acres	0.22
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Farris Tarazi
Listing Office	Real Brokerage Technologies, Inc.

## Community Information

Address	29835 Abelia Road
Area	CAN2 - Canyon Country 2
Subdivision	Timberlane (TBLN)
City	Canyon Country
County	Los Angeles
Zip Code	91387

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Door-Single, Garage Faces Front, Paved, Pull-through, RV Access/Parking
# of Garages	2
Garages	Garage, Door-Single, Garage Faces Front, Paved, Pull-through, RV Access/Parking

View	Hills
Pool	None

## Exterior

Exterior	Stucco
Lot Description	Front Yard, Yard
Roof	Shingle
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile, Laminate
Interior Features	Bedroom on Main Level, Main Level Primary, All Bedrooms Down, Breakfast Area, Breakfast Bar, Primary Suite
Appliances	Disposal, Gas Range, Dishwasher
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	See Remarks
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## Additional Information

Date Listed	February 12th, 2025
Days on Market	34
Zoning	SCUR2
Short Sale	N
RE / Bank Owned	N

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