

\$430,000 - 20345 Rue Crevier # 508, Canyon Country

MLS® #SR25051825

\$430,000

2 Bedroom, 2.00 Bathroom, 1,007 sqft

Residential on 3 Acres

American Beauty Village (ABVL), Canyon Country,

Welcome to this stunning upper-level condo in the sought-after American Beauty Village! This bright and airy 2-bedroom, 2-bathroom home features a spacious loft with two versatile areas, perfect for an office, den, or even a potential third bedroom.

Step inside and be greeted by soaring vaulted ceilings, enhancing the open floor plan and filling the space with natural light. A cozy fireplace sets the tone for warmth and relaxation, flowing seamlessly into the living, dining, and kitchen areas. Open the west-facing sliding glass doors to your private balcony, where you can unwind and take in breathtaking sunset views—an ideal spot for entertaining or quiet moments.

The updated kitchen is a chef's delight, featuring granite countertops, stainless steel appliances, ample cabinet space, and a charming garden window, perfect for growing fresh herbs. Both bathrooms have been tastefully updated, and the primary suite offers a walk-in closet and an ensuite bath for added privacy. The secondary bedroom is conveniently located near a full guest bathroom. A stackable washer & dryer is discreetly tucked away in the hallway for added convenience.

Venture upstairs to the expansive loft, where a spiral staircase leads to additional flexible living space. Whether you need a home office, media room, or guest space, this area adapts to your lifestyle. There's even attic storage access to help keep things organized.



This home includes a tandem 2-car garage with built-in storage shelves, ensuring ample space for your vehicles and extras. Enjoy resort-style HOA amenities, including sparkling pools, relaxing spas, tennis courts, lush greenbelts, picnic areas, a dog run, and more—all with no Mello Roos!

Centrally located near shopping, dining, hiking trails, award-winning schools, and easy freeway access, this beautiful condo is the perfect place to call home.

Built in 1987

Essential Information

| | |
|----------------|--------------------------------|
| MLS® # | SR25051825 |
| Price | \$430,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,007 |
| Acres | 2.74 |
| Year Built | 1987 |
| Type | Residential |
| Sub-Type | Condominium |
| Style | Contemporary |
| Status | Closed |
| Listing Agent | Todd Hopkins |
| Listing Office | NextHome Real Estate Rockstars |

Community Information

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|-------------|--------------------------------|
| Address | 20345 Rue Crevier # 508 |
| Area | RBGL - Rainbow Glen |
| Subdivision | American Beauty Village (ABVL) |
| City | Canyon Country |
| County | Los Angeles |
| Zip Code | 91351 |

Amenities

| | |
|-----------|--|
| Amenities | Dog Park, Insurance, Pets Allowed, Playground, Pool, Spa/Hot Tub, Trash, |
|-----------|--|

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|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected |
| Parking Spaces | 2 |
| Parking | Garage |
| # of Garages | 2 |
| Garages | Garage |
| View | Neighborhood |
| Has Pool | Yes |
| Pool | Association, Community, Fenced, Gunite |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-----------------|--|
| Exterior | Stucco |
| Lot Description | Greenbelt, Landscaped, Lawn, Near Park |
| Roof | Common Roof, Concrete, Shingle |
| Construction | Stucco |
| Foundation | Slab |

Interior

| | |
|-------------------|--|
| Interior | Carpet, See Remarks, Tile |
| Interior Features | Attic, Balcony, Bedroom on Main Level, Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Loft, Main Level Primary, Open Floorplan, Recessed Lighting, Storage, Track Lighting, Walk-In Closet(s) |
| Appliances | Convection Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Oven, Gas Range, Microwave, Refrigerator, Washer, Water Heater |
| Heating | Central |
| Cooling | Central Air, High Efficiency |
| Fireplace | Yes |
| Fireplaces | Gas, Gas Starter, Living Room |
| # of Stories | 2 |
| Stories | Two |

School Information

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| District | William S. Hart Union |
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Additional Information

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| Date Listed | March 12th, 2025 |
| Days on Market | 24 |

Zoning SCUR4

Short Sale N

RE / Bank Owned N

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