

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

MLS® #SR25051825

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## **\$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**

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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	Water
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

District	William S. Hart Union
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## Additional Information

Date Listed	March 12th, 2025
Days on Market	24

Zoning SCUR4

Short Sale N

RE / Bank Owned N

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