

\$400,000 - 20309 Rue Crevier # 575, Canyon Country

MLS® #SR25055482

\$400,000

2 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 3 Acres

American Beauty Village (ABVL), Canyon Country,

Welcome home to this fantastic 2 bed 2 bath American Beauty Village END-UNIT perfectly situated on an elevated lot providing VIEWS near greenery and includes a detached 2 car tandem garage! Your living room feels spacious with engineered wood flooring and a cozy gas fireplace adjacent to the dining area and beautiful kitchen featuring stainless steel appliances (fridge included), built-in microwave, recessed lighting, breakfast bar, and dark cabinetry for the perfect contrast. Sliders off the dining area provide you with access to the large balcony for you to enjoy a nice elevated view of the neighborhood and the serene privacy provided by mature trees out front. Your windows are all adorned with plantation shutters and you have a laundry closet with newer stackable LG washer/dryer units included. Both bedrooms have ceiling fans and your primary suite includes a large walk-in closet with built-in organizers and a nice walk-in shower. Both of your bathrooms have quartz countertops and satin nickel fixtures with the hall bath featuring lighter wood-like tile. The HOA includes water and trash and several amenities including multiple pools and spas, tennis courts, clubhouse, and 24 hour security. You're close to plenty of eateries, shopping plazas, and award winning schools. Come take a look and make this your new home!



Built in 1987

Essential Information

MLS® #	SR25055482
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	2.74
Year Built	1987
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Casey Schein
Listing Office	RE/MAX of Santa Clarita

Community Information

Address	20309 Rue Crevier # 575
Area	RBGL - Rainbow Glen
Subdivision	American Beauty Village (ABVL)
City	Canyon Country
County	Los Angeles
Zip Code	91351

Amenities

Amenities	Management, Pool, Pets Allowed, Trash, Water, Clubhouse, Insurance, Security, Spa/Hot Tub, Tennis Court(s)
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Available
Parking Spaces	2
Parking	Garage, Tandem, Concrete, Door-Single, Garage Faces Rear, On Street, Public
# of Garages	2
Garages	Garage, Tandem, Concrete, Door-Single, Garage Faces Rear, On Street, Public
View	Neighborhood, Trees/Woods, Park/Greenbelt
Has Pool	Yes
Pool	In Ground, Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco, Drywall, Glass, Wood Siding
Exterior Features	Lighting, Rain Gutters
Lot Description	Lawn, Near Park
Windows	Drapes, Plantation Shutters, Screens, Shutters
Roof	Flat Tile, Tile
Construction	Stucco, Drywall, Glass, Wood Siding
Foundation	Permanent, Slab

Interior

Interior	Tile, See Remarks, Wood
Interior Features	Balcony, Ceiling Fan(s), Bedroom on Main Level, Main Level Primary, All Bedrooms Down, Breakfast Area, Breakfast Bar, Built-in Features, Primary Suite, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Dryer, Washer, Free-Standing Range, Water Heater
Heating	Central, Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	1
Stories	One

School Information

District	William S. Hart Union
Elementary	Rio Vista
Middle	La Mesa
High	Golden Valley

Additional Information

Date Listed	March 10th, 2025
Days on Market	29
Zoning	SCUR4
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 12:11am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or

may not have been the Listing and/or Selling Agent.