

\$769,000 - 28501 Alder Peak Avenue, Canyon Country

MLS® #SR25060705

\$769,000

3 Bedroom, 2.00 Bathroom, 1,446 sqft
Residential on 0 Acres

Amer. Beauty Deane (AMBD), Canyon Country,

Welcome to 28501 Alder Peak Ave., a beautifully maintained 3-bed/2-bath home nestled in the heart of Canyon Country. Sitting on an expansive 10,964 sq. ft. lot on a peaceful street, this 1,446 sq. ft. gem offers a warm and inviting atmosphere, thoughtfully cared for by its loving owners. Step inside to find high ceilings throughout, creating an airy, open feel. The welcoming living room features a cozy fireplace, perfect for relaxing evenings. A generous dining area sets the stage for gatherings, while a separate den/TV room off the kitchen offers a comfortable retreat. Gorgeous views of the mountains can be seen through the dining/ living room windows. The well-appointed kitchen features wood cabinetry, granite countertops, a water filtration system, an eat-in dining area, and a granite bar counter—ideal for casual meals and entertaining. Both bathrooms are beautifully remodeled, with the primary featuring a quartz-topped vanity and large stylish step-in shower and the secondary adorned with a granite countertop, new tub and decorative tiles to the ceiling. Step outside into a serene backyard oasis, where decomposed granite paths wind through peaceful sitting areas surrounded by drought-tolerant, native landscaping attracting a wide variety of birds, hummingbirds and butterflies, all on a smart-control drip system. Enjoy partial views of the Sand Canyon hills and twinkling city lights from your private patio, shaded by a newly built aluminum patio cover designed to



look like woodâ€”without the upkeep.
Landscape lighting on a programmable timer enhances the ambiance for evening enjoyment. The 2-car garage offers a workbench and abundant storage cabinets. Practical extras include a rain barrel, a discreet garden compost bin, and a storage shed. Several interior and exterior areas have been freshly painted, making this home truly move-in ready. Just blocks from the Sierra Hills Club, residents can enjoy swimming pools, tennis & basketball courts, and a clubhouse for a very reasonable membership fee. Conveniently located near top-rated schools, shopping (Vons, Starbucks), the 14 fwy, and the new Sand Canyon Village for dining, shops, and a Sprouts Famers Market.

Built in 1977

Essential Information

MLS® #	SR25060705
Price	\$769,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,446
Acres	0.25
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Stephanie Payab
Listing Office	Berkshire Hathaway HomeServices California Properties

Community Information

Address	28501 Alder Peak Avenue
Area	CAN2 - Canyon Country 2
Subdivision	Amer. Beauty Deane (AMBD)
City	Canyon Country

County	Los Angeles
Zip Code	91387

Amenities

Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Available, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Garage, Workshop in Garage
# of Garages	2
Garages	Garage, Workshop in Garage
View	Mountain(s), City Lights, Hills, Neighborhood, Panoramic, Trees/Woods, Valley
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Copper Plumbing
Lot Description	Back Yard, Drip Irrigation/Bubblers, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, Rocks, Sloped Up, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Street Level, Trees, Yard, ZeroToOneUnitAcre
Windows	Blinds, ENERGY STAR Qualified Windows, Screens
Roof	Composition
Construction	Copper Plumbing

Interior

Interior	Carpet, Tile
Interior Features	All Bedrooms Down, Attic, Granite Counters, High Ceilings, Main Level Primary, Pull Down Attic Stairs, Recessed Lighting, Separate/Formal Dining Room, Unfurnished
Appliances	Disposal, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Water Heater, Gas Oven, Gas Range, Microwave, SixBurnerStove, Water Heater, Water Purifier, Water To Refrigerator
Heating	Central, ENERGY STAR Qualified Equipment, Natural Gas
Cooling	Central Air, Attic Fan, ENERGY STAR Qualified Equipment
Fireplace	Yes
Fireplaces	Gas, Gas Starter, Living Room, Raised Hearth
# of Stories	1
Stories	One

School Information

District

William S. Hart Union

Additional Information

Date Listed

April 17th, 2025

Days on Market

7

Zoning

SCUR2

Short Sale

N

RE / Bank Owned

N

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