

# **\$419,000 - 20349 Rue Crevier # 513, Canyon Country**

MLS® #SR25086846

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## **\$419,000**

2 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 3 Acres

American Beauty Village (ABVL), Canyon Country,

"Reduced to Sell Fast! Don't Miss Your Chance!". See the breathtaking Views from the balcony of this move-in Ready Condo! The property is clean and well maintained and offers a fantastic opportunity to add your individual touch and updates. This lower-level Condo with two beds, two baths, and 964 sq ft open living space is full of natural light. While you are visiting, it is necessary to check out the Amenities which include well-kept Pools, Spa/Hot Tub, Picnic areas, Tennis Courts, beautifully well-maintained grounds. Key features include a prime location near the train station, hiking, bike trails, shopping, entertainment, spacious layout design, natural light, new like carpets throughout, water, trash, and landscaping paid for by HOA.



Built in 1987

## **Essential Information**

MLS® #	SR25086846
Price	\$419,000
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	Lisa Baniahmad
Listing Office	Keller Williams VIP Properties

## Community Information

Address	20349 Rue Crevier # 513
Area	RBGL - Rainbow Glen
Subdivision	American Beauty Village (ABVL)
City	Canyon Country
County	Los Angeles
Zip Code	91351

## Amenities

Amenities	Maintenance Grounds, Pets Allowed, Picnic Area, Spa/Hot Tub, Tennis Court(s), Trash, Water
Parking Spaces	2
Parking	Garage, Tandem
# of Garages	2
Garages	Garage, Tandem
View	Mountain(s), Neighborhood
Has Pool	Yes
Pool	Association

## Interior

Interior Features	Walk-In Closet(s), Balcony, Open Floorplan, Separate/Formal Dining Room
Appliances	Dryer, Gas Range, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	William S. Hart Union
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## Additional Information

Date Listed	April 28th, 2025
Days on Market	98

Zoning	SCUR4
Short Sale	N
RE / Bank Owned	N

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