

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

MLS® #SR25086846

\$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

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|----------|-----------------------|
| 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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