

\$424,900 - 26770 Claudette Street # 408, Canyon Country

MLS® #SR25098837

\$424,900

2 Bedroom, 2.00 Bathroom, 1,007 sqft

Residential on 6 Acres

American Beauty Village (ABVL), Canyon Country,

Reduced Price! Welcome to 26770 Claudette St #408, a charming condo conveniently located in Canyon Country. This beautifully updated property encompasses 1007 square feet of comfortable living space, designed to cater to modern lifestyles.



This home enjoys northern exposure and high, smooth (no popcorn) ceilings, which provide consistent natural light throughout the day within the living room, dining room and kitchen enhancing the warm and inviting interior.

The kitchen features updated quartz counters with a stylish subway tile backsplash, updated cabinetry and lighting both overhead and undermounted beneath the cabinets. Easy access to the corner kitchen cabinet is available from the dining area. A private balcony provides easy access for an electric grill and has a secured storage closet.

Featuring two bedrooms and two bathrooms, this residence offers ample room and privacy for relaxation. The primary bedroom boasts an updated closet system and an ensuite bathroom ensuring a private retreat within the home. Both bedrooms include ceiling fans with lights. A loft could be repurposed as a third bedroom and provides a large storage closet.

The primary bath has an updated shower, quartz counter, new floor tiling and a space

saving pocket door. The secondary bath also features newer tile flooring along with a new tub, tilework and porcelain vanity.

Massive additional storage is provided both within the private tandem two car garage and a floored, lighted attic. Enjoy the convenience of an in-unit laundry with an updated stackable washer and dryer.

For those who love the outdoors, 3 communal pool and shared outdoor areas provide opportunities for recreation and relaxation. Additionally, residents have access to 2 tennis courts, perfect for active lifestyles.

Don't miss the opportunity to make this delightful property your new home!

Built in 1987

Essential Information

MLS® #	SR25098837
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	6.25
Year Built	1987
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Phillip Levy
Listing Office	Compass

Community Information

Address	26770 Claudette Street # 408
Area	RBGL - Rainbow Glen

Subdivision	American Beauty Village (ABVL)
City	Canyon Country
County	Los Angeles
Zip Code	91351

Amenities

Amenities	Pool, Trash, Water, Insurance, Maintenance Grounds
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Door-Single, Garage, Garage Faces Rear, Tandem
# of Garages	2
Garages	Door-Single, Garage, Garage Faces Rear, Tandem
View	None
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s), 24 Hour Security

Exterior

Exterior	Frame, Stucco
Exterior Features	Rain Gutters
Roof	Tile
Construction	Frame, Stucco
Foundation	Slab

Interior

Interior	Carpet
Interior Features	Balcony, Main Level Primary, Bedroom on Main Level, High Ceilings, Loft, Open Floorplan, Primary Suite, Unfurnished
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Refrigerator, Water To Refrigerator
Heating	Central, Heat Pump
Cooling	Central Air, Heat Pump
Fireplaces	None
# of Stories	2
Stories	Two

School Information

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

Additional Information

Date Listed	May 5th, 2025
Days on Market	108
Zoning	SCUR4
Short Sale	N
RE / Bank Owned	N

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