

# \$390,000 - 4523 West Avenue N, Lancaster

MLS® #SR25099949

**\$390,000**

3 Bedroom, 1.00 Bathroom, 1,054 sqft

Residential on 1 Acres

N/A, Lancaster,

Location, location, location. Light fixer on this adorable home. This is a cash sale only. The bathroom has been updated with a walk-in jacuzzi tub, floors, toilet, mirror and sink. Beautiful pine cabinets and walls adorn the home. The kitchen has tile counters, display shelving, tile flooring, and all the modern appliances. Forced heat is installed and there are two evaporative coolers, one of them new, for cooling. An on demand water heater offers unending hot water for the home. The entire property is ultra clean with several outbuildings, many of them with lighting and evaporative coolers, however, the electricity has been disconnected to these buildings. A very large, three sectioned workshop is just behind the lovely fenced-in backyard. Bring the chickens, there's a chicken coop and this property is zoned light agricultural. Several very old and majestic cacti also reside on the property. Located less than 5 minutes from the 14 freeway and less than 5 minutes from shopping yet very serene with that rural feel.



Built in 1954

## Essential Information

MLS® #	SR25099949
Price	\$390,000
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	1,054
Acres	1.07
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Joyce Colovin
Listing Office	Berkshire Hathaway HomeServices Troth, Realtors

## Community Information

Address	4523 West Avenue N
Area	LAC - Lancaster
Subdivision	N/A
City	Lancaster
County	Los Angeles
Zip Code	93536

## Amenities

Utilities	Electricity Connected, Water Connected
Parking Spaces	1
Parking	Door-Single, Garage, RV Access/Parking
# of Garages	1
Garages	Door-Single, Garage, RV Access/Parking
View	Mountain(s), Neighborhood
Pool	None

## Exterior

Exterior	Wood Siding
Lot Description	Back Yard, Front Yard, Horse Property, Lot Over 40000 Sqft, Rectangular Lot
Roof	Composition
Construction	Wood Siding
Foundation	Slab

## Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Gas Range, Microwave, Gas Oven

Heating	Forced Air
Cooling	Evaporative Cooling
Fireplaces	None
# of Stories	1
Stories	One

## School Information

District	Antelope Valley Union
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## Additional Information

Date Listed	May 5th, 2025
Days on Market	8
Short Sale	N
RE / Bank Owned	N

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