

# \$395,000 - 44668 13th Street, Lancaster

MLS® #SR25125072

---

## \$395,000

3 Bedroom, 2.00 Bathroom, 1,616 sqft  
Residential on 0 Acres

N/A, Lancaster,

Welcome to this charming single-story home features 3 spacious bedrooms, 2 bathrooms, and sits on a generous lot with endless potential. Step into the inviting living room where vaulted ceilings with rich wood beams, a cozy stone fireplace, and large windows create a warm and welcoming space—perfect for entertaining or relaxing. The adjacent kitchen is designed for functionality and charm, boasting ample cabinet storage, tile countertops, and stainless steel appliances, including a gas range and built-in microwave. A large breakfast bar seamlessly connects the kitchen to the dining area, offering plenty of space for hosting friends and family. Enjoy views of the backyard through the large kitchen window, which brings in natural light and makes the space feel bright and open. Outside, the expansive backyard is ready for your vision—ideal for gatherings, gardening, or even future upgrades. Located close to schools, shopping, parks, and easy freeway access, this home is perfect for first-time buyers, investors, or anyone looking for comfort and value in the Antelope Valley. Don't miss your opportunity to make this well-loved home your own!



Built in 1978

## Essential Information

MLS® #	SR25125072
Price	\$395,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,616
Acres	0.16
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	David Petikyan
Listing Office	Luxury Collective

## Community Information

Address	44668 13th Street
Area	LAC - Lancaster
Subdivision	N/A
City	Lancaster
County	Los Angeles
Zip Code	93535

## Amenities

Utilities	Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available
Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard
-----------------	-----------------------

## Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

**School Information**

District                      Antelope Valley Union

**Additional Information**

Date Listed                      June 14th, 2025  
Days on Market                17  
Zoning                            LRRRA7500\*  
Short Sale                        N  
RE / Bank Owned            N

Based on information from California Regional Multiple Listing Service, Inc. as of January 16th, 2026 at 3:56pm PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.