

\$375,000 - 44037 Heaton Avenue, Lancaster

MLS® #SR25126223

\$375,000

3 Bedroom, 1.00 Bathroom, 2,164 sqft
Residential on 0 Acres

N/A, Lancaster,

Fantastic Opportunity! This spacious home features 3 bedrooms and 1.75 bathrooms, offering ample living space for a growing household. In addition to the main living room, the garage has been converted into a functional family room—ideal for extra living or entertaining space. Please note: the property is being sold As-Is, and the seller will not be making any repairs. Buyers are advised to conduct their own due diligence. Square footage listed on public records may not be accurate; the property is currently being measured by a licensed appraiser to determine the actual living area. Comparable sales in the area suggest values exceeding \$460,000—buyer to independently verify all information to their satisfaction. Title shows Sq Footage as smaller With Property measured by appraiser is aprox 2164 Sq Ft. -permits being submitted to tax accessor-subject to cancelation of current offer



Built in 1953

Essential Information

MLS® #	SR25126223
Price	\$375,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	2,164
Acres	0.14

Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jose(joe) Mayol
Listing Office	eXp Realty of California Inc

Community Information

Address	44037 Heaton Avenue
Area	LAC - Lancaster
Subdivision	N/A
City	Lancaster
County	Los Angeles
Zip Code	93534

Amenities

Parking	Driveway, Converted Garage
Garages	Driveway, Converted Garage
View	Neighborhood
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
Roof	Composition
Foundation	Combination

Interior

Interior Features	Bedroom on Main Level, All Bedrooms Down
Cooling	None
Fireplaces	None
# of Stories	1
Stories	One

School Information

District	Lancaster
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Additional Information

Date Listed	June 4th, 2025
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Days on Market	78
Zoning	LRR17000*
Short Sale	N
RE / Bank Owned	N

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