

# \$949,800 - 23707 Via Avant, Valencia

MLS® #SR25134975

**\$949,800**

4 Bedroom, 3.00 Bathroom, 2,023 sqft

Residential on 0 Acres

Valencia Glen (VLGL), Valencia,

Welcome to 23707 Via Avant, Valencia — a charming 4-bedroom, 3-bathroom home offering 2,023 square feet of comfortable living space on a 5,662 square foot lot. Nestled at the end of a quiet cul-de-sac, this two-story home is perfect for families looking for space, privacy, and convenience.

As you arrive, you'll notice a welcoming front patio, ideal for relaxing in the evening breeze. Inside, the main level features two spacious living areas, a cozy fireplace, a formal dining room, and a bright galley-style kitchen with stone countertops and ample cabinet space — perfect for preparing family meals or entertaining guests.

Upstairs, you'll find four generously sized bedrooms, including a peaceful primary suite with an en-suite bath and views of the lush greenery of Glen Park. With two full bathrooms upstairs and a third bathroom downstairs, there's plenty of room for everyone.

Step outside to your private backyard oasis — complete with a sparkling heated pool and spa, all powered by WiFi-enabled pool equipment. The backyard backs directly to Glen Park with a private door in the fence to gain instant park access, offering beautiful scenery and no rear neighbors. A remote-controlled retractable awning allows you to customize your shade while you enjoy



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poolside BBQs or morning coffee on the patio.

Located within walking distance to the highly rated Meadows Elementary School and just minutes from shopping, dining, and freeway access, this home blends comfort, community, and convenience.

Don't miss your opportunity to live in one of Valencia's most desirable neighborhoods. Schedule your private tour of 23707 Via Avant today — this one won't last!

Built in 1971

## Essential Information

MLS® #	SR25134975
Price	\$949,800
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,023
Acres	0.13
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Craig Martin
Listing Office	Pinnacle Estate Properties, Inc.

## Community Information

Address	23707 Via Avant
Area	VAL1 - Valencia 1
Subdivision	Valencia Glen (VLGL)
City	Valencia
County	Los Angeles
Zip Code	91355

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Parking Spaces	4
Parking	Driveway, Garage
# of Garages	2
Garages	Driveway, Garage
View	None
Has Pool	Yes
Pool	Private

## Exterior

Lot Description	ZeroToOneUnitAcre
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## Interior

Interior	Carpet, Tile
Interior Features	Breakfast Bar, Open Floorplan, All Bedrooms Up, Ceiling Fan(s), Eat-in Kitchen, Granite Counters
Appliances	Dishwasher, Disposal, Microwave, Electric Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	William S. Hart Union
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## Additional Information

Date Listed	June 17th, 2025
Days on Market	9
Zoning	SCUR2
Short Sale	N
RE / Bank Owned	N

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