

# **\$340,000 - 18142 American Beauty Drive # 1065, Canyon Co**

MLS® #SR25140445

**\$340,000**

2 Bedroom, 2.00 Bathroom, 843 sqft

Residential on 3 Acres

Amer. Beauty Condos (ABCO), Canyon Country,

Charming 2-Bed, 2-Bath Condo with Modern Upgrades & Great Community Amenities!

Welcome to this beautifully updated lower-unit condo featuring two spacious bedrooms and two full baths. Enjoy the ease of new vinyl flooring throughout, complemented by elegant plantation shutters that bring style and privacy to every room. The fully equipped kitchen shines with all new appliances, making cooking and entertaining a breeze. Take advantage of the wonderful community amenities, including a sparkling pool and spa, picnic areas for weekend barbecues, and playgrounds .



Built in 1985

## **Essential Information**

MLS® #	SR25140445
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	843
Acres	2.51
Year Built	1985
Type	Residential
Sub-Type	Condominium
Style	Traditional
Status	Closed
Listing Agent	Eric White

Listing Office RE/MAX of Santa Clarita

## Community Information

Address 18142 American Beauty Drive # 1065  
Area CAN2 - Canyon Country 2  
Subdivision Amer. Beauty Condos (ABCO)  
City Canyon Country  
County Los Angeles  
Zip Code 91387

## Amenities

Amenities Playground, Pool, Spa/Hot Tub, Picnic Area  
Parking Spaces 2  
Parking Garage, Door-Single, Tandem  
# of Garages 2  
Garages Garage, Door-Single, Tandem  
View None  
Has Pool Yes  
Pool Association, Community

## Exterior

Windows Blinds, Plantation Shutters, Screens  
Roof Common Roof, Concrete

## Interior

Interior Laminate, Vinyl  
Interior Features Ceiling Fan(s), Eat-in Kitchen, Recessed Lighting, Bedroom on Main Level, Walk-In Closet(s), Balcony, Main Level Primary, Quartz Counters  
Appliances Dishwasher, Disposal, Gas Range, Gas Water Heater, Gas Oven  
Heating Central  
Cooling Central Air  
Fireplaces None  
# of Stories 1  
Stories One

## School Information

District William S. Hart Union

## Additional Information

Date Listed June 23rd, 2025

Days on Market	8
Zoning	SCUR5
Short Sale	N
RE / Bank Owned	N

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