

# \$425,000 - 20334 Rue Crevier # 621, Canyon Country

MLS® #SR25147798

**\$425,000**

2 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 12 Acres

American Beauty Village (ABVL), Canyon Country,

Welcome to one of the sharpest 2 bedroom condos at American Beauty Village! Updated kitchen, recessed lighting and bathrooms are all a major plus here as well as the fact that this is a LOWER LEVEL unit with only 7 steps to the front door. Additionally, this location is ideal with a nice view of the hillside from the kitchen window. Half of the 2-car tandem garage is used as a gym and the newer equipment (including sauna) is negotiable. The HOA includes community pool and spa, common area maintenance and more!

Convenient access to the 14 FWY is a plus for commuters or those with family/business in the city of LA. Come see if this move-in ready condo is right for you while it is still available!



Built in 1986

## Essential Information

MLS® # SR25147798

Price \$425,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 910

Acres 12.23

Year Built 1986

Type Residential

Sub-Type Condominium

Status Closed

Listing Agent Neal Weichel  
Listing Office RE/MAX of Santa Clarita

## Community Information

Address 20334 Rue Crevier # 621  
Area RBGL - Rainbow Glen  
Subdivision American Beauty Village (ABVL)  
City Canyon Country  
County Los Angeles  
Zip Code 91351

## Amenities

Amenities Pool, Spa/Hot Tub, Barbecue, Tennis Court(s)  
Utilities Electricity Connected, Natural Gas Connected, Sewer Connected  
Parking Spaces 2  
# of Garages 2  
View Hills  
Has Pool Yes  
Pool Association

## Interior

Interior Laminate  
Interior Features Bedroom on Main Level, Main Level Primary  
Heating Central  
Cooling Central Air  
Fireplace Yes  
Fireplaces Family Room  
# of Stories 1  
Stories One

## School Information

District William S. Hart Union

## Additional Information

Date Listed July 1st, 2025  
Days on Market 23  
Zoning SCOS  
Short Sale N  
RE / Bank Owned N

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