

\$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

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|----------|-----------------------|
| District | William S. Hart Union |
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Additional Information

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

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