

# **\$649,900 - 16905 Shinedale Drive, Canyon Country**

MLS® #SR25162328

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## **\$649,900**

4 Bedroom, 4.00 Bathroom, 2,050 sqft  
Residential on 0 Acres

Amer. Beauty Garden II (AMG2), Canyon Country,

Discover the Perfect Multi-Generational Home  
in Santa Clarita

A beautifully upgraded 4-bedroom, 3.5-bathroom residence positioned on a quiet cul-de-sac in one of Santa Clarita's most desirable neighborhoods. Designed for multi-generational living, this home offers over 2,000 sq. ft. of flexible space that blends comfort, privacy & connection—perfect for every stage of life. Step inside to a bright, open-concept great room that flows seamlessly into the dining and kitchen areas—an inviting layout ideal for entertaining, family meals, or relaxing evenings at home. The first-floor bedroom with a full bath provides a convenient retreat for parents, in-laws, or extended family—offering independence while remaining close to the heart of the home. Upstairs, the primary suite serves as a peaceful escape with a versatile bonus space that can easily function as a private lounge, home office, nursery, or reading nook. Two additional spacious bedrooms & a conveniently upstairs laundry room add practicality & comfort—an upgrade from the traditional garage setup. Step outside to your private backyard, ready to become your personalized outdoor oasis. Whether you envision a serene garden, dining patio, or spa retreat. Located near community parks, recreation areas, & award-winning schools, this home combines modern living with family-friendly surroundings—making it ideal for households of all ages.



All windows replaced, All bathrooms fully remodeled with designer finishes, Kitchen lighting upgraded for enhanced ambiance & energy efficiency. New front door installed with updated concrete drainage & new side fencing on the south boundary. Attic completely re-insulated with new materials; includes new attic access, attic fan & pull-down ladder. Updated garage door opener. Stainless steel refrigerator included.

Nearby highlights include:

The new Sand Canyon Plaza features Sprouts Farmers Market, Starbucks & other boutique retailers.

Vista Canyon Development is a vibrant new community featuring restaurants, offices & lush green spaces.

Easy access to the Metrolink station, major freeways, & public servicesâ€”making commuting a breeze.

Enjoy all the charm and convenience Santa Clarita has to offer in this move-in-ready home, which seamlessly blends suburban peace with modern accessibility. This home combines comfortable living with versatile spaces & a prime location, making it a unique opportunity to enjoy!

Built in 1978

**Essential Information**

MLS® #	SR25162328
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,050
Acres	0.19
Year Built	1978
Type	Residential

Sub-Type	Townhouse
Style	Traditional
Status	Closed
Listing Agent	Penny Davis
Listing Office	Radius Agent Realty

## Community Information

Address	16905 Shinedale Drive
Area	CAN2 - Canyon Country 2
Subdivision	Amer. Beauty Garden II (AMG2)
City	Canyon Country
County	Los Angeles
Zip Code	91387

## Amenities

Amenities	Management, Pool, Pets Allowed, Spa/Hot Tub, Maintenance Grounds, Other Courts, Playground, Security, Sport Court, Tennis Court(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Concrete, Driveway, Public
# of Garages	2
Garages	Garage, Concrete, Driveway, Public
View	None, Pool
Has Pool	Yes
Pool	Community, Association, Gunite, Heated, In Ground
Security	Security System, 24 Hour Security

## Exterior

Exterior	Stucco, Frame
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer, Sprinkler System, Yard
Roof	Common Roof
Construction	Stucco, Frame
Foundation	Slab

## Interior

Interior	Carpet, Laminate, Wood
Interior Features	Separate/Formal Dining Room, Main Level Primary, Walk-In Closet(s),

	Cathedral Ceiling(s), Ceiling Fan(s), High Ceilings, Multiple Primary Suites, Open Floorplan, Pantry, Primary Suite, Pull Down Attic Stairs, Quartz Counters, Recessed Lighting, Solid Surface Counters, Storage, Track Lighting, Two Story Ceilings, Unfurnished, Wired for Data, Wired for Sound
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Disposal, Dryer, Gas Oven, Washer, Water Heater
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

## School Information

District	William S. Hart Union
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## Additional Information

Date Listed	July 18th, 2025
Days on Market	55
Zoning	SCUR2
Short Sale	N
RE / Bank Owned	N

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