

# \$449,990 - 45634 Berkshire Street, Lancaster

MLS® #SR25179276

**\$449,990**

3 Bedroom, 2.00 Bathroom, 1,217 sqft

Residential on 0 Acres

N/A, Lancaster,

Charming Lancaster Haven with Modern Comforts Welcome to this delightful residence in west Lancaster, a beautifully maintained home that offers both comfort and convenience for the discerning buyer. This spacious 1,217 square foot property features three generously sized bedrooms and two well-appointed bathrooms, creating the perfect setting for family living. Step inside to discover a thoughtfully designed layout that maximizes both space and functionality. Each room offers ample proportions, allowing you to create your ideal living environment without compromise. The home has been meticulously maintained, allowing you to move in without the hassle of immediate renovations. One of the property's highlights is the full-length patio, perfect for outdoor entertaining or simply enjoying your morning coffee while basking in the California sunshine. Recent upgrades include a new air conditioning system, ensuring your comfort during those warm summer months.

Conveniently positioned near shopping centers and with easy access to the freeway, this home presents an ideal opportunity for commuters seeking a tranquil retreat without sacrificing accessibility. The property is also within proximity to New Opportunities Charter School and the pleasant green spaces of Rancho Montenegro y Rivera park, combining educational options with recreational opportunities. This west Lancaster gem offers a harmonious blend of practical living space and modern amenities in a well-established



neighborhood. With its move-in ready condition and desirable location, this home represents an excellent opportunity to put down roots in a community that offers both convenience and comfort.

Built in 1993

### **Essential Information**

MLS® #	SR25179276
Price	\$449,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,217
Acres	0.13
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Esperanza Marroquin
Listing Office	Marro Real Estate, Inc.

### **Community Information**

Address	45634 Berkshire Street
Area	LAC - Lancaster
Subdivision	N/A
City	Lancaster
County	Los Angeles
Zip Code	93534

### **Amenities**

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

### **Exterior**

Lot Description	Rectangular Lot
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## Interior

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Call Listing Office
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## Additional Information

Date Listed	August 8th, 2025
Days on Market	4
Zoning	LR-R10000
Short Sale	N
RE / Bank Owned	N

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