

# **\$435,000 - 20329 Rue Crevier #546, Canyon Country**

MLS® #SR25233301

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## **\$435,000**

2 Bedroom, 2.00 Bathroom, 1,064 sqft  
Residential on 3 Acres

American Beauty Village (ABVL), Canyon Country,

### **Desirable Loft Condo**

This highly sought-after two-bedroom, two-bath loft condo offers privacy and comfort in a prime off-street location. Situated as a second-floor corner unit, this home boasts a peaceful, park-like view from its large balcony, creating a serene atmosphere for relaxation and enjoyment.

â€¢ **Spacious Living Room:** Features a cozy fireplace, high ceilings, and an open layout that enhances the feeling of space.

â€¢ **Large Kitchen and Dining Area:** The kitchen provides ample room for meal preparation and entertaining, seamlessly connected to a dedicated dining space.

â€¢ **Versatile Loft Area:** Perfect for multiple uses, including a home office, third bedroom or guest room, or a workout area, allowing flexibility to suit your lifestyle.

â€¢ **Primary Bedroom Retreat:** Includes a private en-suite bathroom and a walk-in closet for added convenience and comfort.

â€¢ **Oversized Two-Car Tandem Garage:** Offers abundant extra storage space, accommodating vehicles and additional belongings.

â€¢ **Community Features:** The homeowners association covers water and trash services, and maintains resort-like grounds with a pool, spa, and tennis courtsâ€”perfect for recreation and relaxation.

This condo is conveniently located near



shopping centers, restaurants, and schools,  
providing easy access to everyday essentials  
and leisure activities.

Built in 1987

**Essential Information**

MLS® #	SR25233301
Price	\$435,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,064
Acres	3.00
Year Built	1987
Type	Residential
Sub-Type	Condominium
Style	Contemporary
Status	Closed
Listing Agent	Gerald Pepper
Listing Office	Berkshire Hathaway HomeServices Troth, Realtors

**Community Information**

Address	20329 Rue Crevier #546
Area	RBGL - Rainbow Glen
Subdivision	American Beauty Village (ABVL)
City	Canyon Country
County	Los Angeles
Zip Code	91351

**Amenities**

Amenities	Pool, Spa/Hot Tub, Tennis Court(s), Trail(s)
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Door-Single, Garage Door Opener, Garage Faces Rear, Guest, Tandem, Unassigned
# of Garages	2
Garages	Garage, Door-Single, Garage Door Opener, Garage Faces Rear, Guest, Tandem, Unassigned

View	Park/Greenbelt, Pool
Has Pool	Yes
Pool	Association
Security	24 Hour Security

## Interior

Interior	Carpet, Tile
Interior Features	Balcony, Ceiling Fan(s), Cathedral Ceiling(s), High Ceilings, Bedroom on Main Level, Primary Suite, Walk-In Closet(s), All Bedrooms Down, Beamed Ceilings, Loft, Main Level Primary, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Unfurnished
Appliances	Dishwasher, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Ice Maker, Water Heater, Water To Refrigerator
Heating	Heat Pump
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	2
Stories	Two

## School Information

District	William S. Hart Union
Elementary	Rio Vista
Middle	La Mesa
High	Golden Valley

## Additional Information

Date Listed	October 15th, 2025
Days on Market	26
Short Sale	N
RE / Bank Owned	N

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