

# \$660,000 - 30008 Abelia, Canyon Country

MLS® #SR25264872

## \$660,000

3 Bedroom, 1.00 Bathroom, 1,040 sqft  
Residential on 0 Acres

Timberlane (TBLN), Canyon Country,

Welcome to 30008 Abelia – a charming single-story home nestled in the sought-after Timberline subdivision. This inviting property features 3 bedrooms and 1 bathroom on a spacious lot, offering comfort, convenience, and room to grow. Recent updates include new exterior paint, new flooring, and a new garage door, giving the home a fresh and move-in-ready feel.



The large yard offers endless possibilities, with ample space for an ADU, RV parking, or customized outdoor living. Located in a quiet, well-established neighborhood, Timberline provides a welcoming community atmosphere while remaining close to schools, parks, shopping, and commuter access.

Whether you're a first-time buyer, downsizing, or looking for a great investment opportunity, this home delivers exceptional potential in a highly desirable area. Don't miss your chance to make it yours!

Built in 1972

## Essential Information

MLS® #	SR25264872
Price	\$660,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1

Square Footage	1,040
Acres	0.18
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Nicole Raach
Listing Office	Realty One Group Success

## Community Information

Address	30008 Abelia
Area	CAN2 - Canyon Country 2
Subdivision	Timberlane (TBLN)
City	Canyon Country
County	Los Angeles
Zip Code	91387

## Amenities

Parking Spaces	2
Parking	Driveway, Garage, Door-Single, Garage Faces Front, RV Access/Parking
# of Garages	2
Garages	Driveway, Garage, Door-Single, Garage Faces Front, RV Access/Parking
View	Mountain(s)
Pool	None

## Exterior

Lot Description	Front Yard, Landscaped, Lawn, Sprinkler System
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## Interior

Interior	Tile
Interior Features	Eat-in Kitchen, Bedroom on Main Level, All Bedrooms Down, Main Level Primary
Appliances	Dishwasher, Microwave, Gas Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

**School Information**

District                      William S. Hart Union

**Additional Information**

Date Listed                      October 30th, 2025  
Days on Market                4  
Short Sale                        N  
RE / Bank Owned            N

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