

# \$325,000 - 18193 Sundowner Way # 816, Canyon Country

MLS® #SR25265933

**\$325,000**

2 Bedroom, 2.00 Bathroom, 964 sqft

Residential on 2 Acres

American Beauty Highlands (AMBH), Canyon Country

Welcome to the American Beauty Community in Canyon Country! This Spacious 2 Bedroom, 2 Bath Top Floor Condo with a Loft Offers Comfort, Convenience, and Exceptional Potential. Flooded with Natural Light, the Home Features Vaulted Ceilings, an Open Floorplan, and Tile Flooring Throughout. The Dining Area flows Effortlessly into the Livingroom, Creating an Inviting Space for Everyday Living. The Primary Bedroom Includes its own Private Ensuite Bath, while the Second Floor Loft is Ideal for a Home Office, Guestroom, or Cozy Retreat, and with just a little TLC, this Home can Truly Shine and Deliver Tremendous Value additional Highlights Include a 2 Car Tandem Garage with a Single Door, Providing Secure and Convenient Parking. The Community Features Sparkling Pools, a Playground, and Picnic Areas, all set within Beautifully Maintained Grounds. A Fantastic Opportunity for First-Time Buyers, Investors, or Anyone Looking to Personalize Their next Home. Don't Miss Your Chance to Make this One Yours!



Built in 1984

## Essential Information

MLS® # SR25265933

Price \$325,000

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	1.90
Year Built	1984
Type	Residential
Sub-Type	Condominium
Style	Spanish
Status	Closed
Listing Agent	Victoria Orozco-reynoso
Listing Office	EIB Global Inc.

## Community Information

Address	18193 Sundowner Way # 816
Area	CAN2 - Canyon Country 2
Subdivision	American Beauty Highlands (AMBH)
City	Canyon Country
County	Los Angeles
Zip Code	91387

## Amenities

Amenities	Playground, Barbecue, Insurance, Outdoor Cooking Area, Pool, Trash
Utilities	Cable Available, Natural Gas Connected, Sewer Connected, Water Available, Water Connected
Parking Spaces	2
Parking	Garage, Tandem, Door-Single
# of Garages	2
Garages	Garage, Tandem, Door-Single
View	Neighborhood
Has Pool	Yes
Pool	Association, Community, In Ground

## Exterior

Exterior	Drywall, Stucco, Wood Siding
Roof	Clay, Spanish Tile
Construction	Drywall, Stucco, Wood Siding

## Interior

Interior Features	All Bedrooms Down, Balcony, Cathedral Ceiling(s), High Ceilings, Loft, Open
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	Floorplan
Appliances	Dishwasher, Disposal, Gas Range
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	William S. Hart Union
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## Additional Information

Date Listed	November 24th, 2025
Days on Market	11
Short Sale	N
RE / Bank Owned	N

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