

\$560,000 - 23317 Badger Creek Lane, Menifee

MLS® #SW25152471

\$560,000

3 Bedroom, 2.00 Bathroom, 1,617 sqft
Residential on 0 Acres

N/A, Menifee,

Come experience the charming community of Canyon Heights in Menifee. LOW TAXES make this an affordable possibility for some lucky buyer. This charming single story 3 Bedroom 2 Bath home with 1,617 +/- sq feet has the open concept floor plan that helps make this sq footage feel much bigger than the numbers show. The home has Tile Flooring throughout and decorator paint colors. Abundant windows make the home light and bright. This property has been lovingly maintained, and it shows. The home received a New HVAC and Water Heater within the last year and a half, and it also has a Quiet Cool whole house fan. The back patio is a Large 40 ft wide alumawood cover with 3 ceiling fans and outlets for back yard enjoyment. The front driveway is large and has room to accommodate an RV or Boat and the owner had plans to add RV storage on the side of the house in the future so that is a possible option. This Community is just past Audy Murphy Ranch right past the back gate to Canyon Lake. Come take a look and fall in love.



Built in 2006

Essential Information

MLS® #	SW25152471
Price	\$560,000
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,617
Acres	0.20
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Lisa Neugebauer
Listing Office	First Team Real Estate

Community Information

Address	23317 Badger Creek Lane
Area	SRCAR - Southwest Riverside County
Subdivision	N/A
City	Menifee
County	Riverside
Zip Code	92587

Amenities

Amenities	Picnic Area, Maintenance Grounds, Playground
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	2
Parking	Concrete, Door-Multi, Direct Access, Driveway Level, Driveway, Garage, Garage Faces Side, Oversized, RV Potential
# of Garages	2
Garages	Concrete, Door-Multi, Direct Access, Driveway Level, Driveway, Garage, Garage Faces Side, Oversized, RV Potential
View	Hills, Mountain(s)
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco, Concrete, Drywall
Lot Description	Back Yard, Front Yard, Sprinkler System, Yard, Irregular Lot
Windows	Double Pane Windows
Roof	Tile
Construction	Stucco, Concrete, Drywall

Foundation	Slab
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Interior

Interior	Tile
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Interior Features	Cathedral Ceiling(s), Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), Ceramic Counters, Open Floorplan, Pantry
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Appliances	Dishwasher, Gas Water Heater, Microwave, Built-In Range, Water Heater
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Heating	Central
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Cooling	Central Air
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Fireplaces	None
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# of Stories	1
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Stories	One
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School Information

District	Menifee Union
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Elementary	Callie
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Middle	Hans Christensen
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Additional Information

Date Listed	July 9th, 2025
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Days on Market	41
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Zoning	SP ZONE
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Short Sale	N
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RE / Bank Owned	N
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