

# \$750,000 - 15 Abbey Lane # 337, Aliso Viejo

MLS® #TR25201708

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**\$750,000**

2 Bedroom, 2.00 Bathroom, 1,092 sqft  
Residential on 3 Acres

Heather Ridge (HEA), Aliso Viejo,

Come ENJOY 15 Abbey Lane in the Heather Ridge development within WONDERFUL Aliso Viejo! Located only 8 miles from world-famous Laguna Beach! This is an AMAZING 1ST Floor townhome-style unit with 2 big bedrooms, 2 bathrooms, and a host of UPGRADED features! These include New water softener system, Remodeled primary and guest bathrooms, Upgraded Fireplace in spacious Living Room, New garage storage racks, New Soft-close hinges installed on all kitchen cabinets, AC unit fully serviced 3 months ago, Remodeled and Updated Large Backyard landscape with maintenance-free turf, Mature Peach tree in backyard, and a 7 minute walk on paved walking trail to shopping center with grocery, restaurants, & coffee shops. There is access to the Community Pool, 2 community hot tubs, and tennis courts! The Monthly HOA fee covers your water + trash bills. This home has been thoughtfully updated with new paint and flooring throughout. It shouts PURE ELEGANCE when you see it! This is an END UNIT with a very Spacious Private Patio great for relaxing or entertaining. The location is Private and so RELAXING! Interior laundry area and The Primary Bedroom is a sanctuary with direct access to the private patio. It boasts a walk-in closet and ample storage for all your belongings. The secondary bedroom also offers its own private patio, providing a personal outdoor space for relaxation or quiet contemplation. It's the perfect spot to enjoy a

134 Mayfair, Aliso Viejo, CA 92656 \$820,000, 2br/2.5ba, 1186 sf. Sold 6/6/25  
12 Sentinel Place Unit#202, Aliso Viejo, CA 92656 \$765,000, 2br/2ba, 1027 sf. Sold 2/27/25  
20 Overture Lane, Aliso Viejo, CA 92656 \$846,500, 2br/2.5ba, 1287 sf. Sold 2/6/25  
51 Camomile Place, Aliso Viejo, CA 92656 \$765,000, 2br/2ba, 1063 sqft. Sold 11/22/24  
1 Camomile Place, Aliso Viejo, CA 92656 \$759,000 2br/2ba, 1063 sf. Sold 7/18/25  
13 Promontory, Aliso Viejo, CA 92656 \$750,000, 2br/2ba, 1092 sf. Sold 4/2/25  
56 Tamarac Place, Aliso Viejo, CA 92656 \$775,000, 2br/2ba, 1160 sqft. Sold 12/10/2024  
21 Camomile Place, Aliso Viejo, CA 92656 \$760,000, 2br/2ba, 1063 sf. Sold 2/21/25

morning coffee or unwind after a long day. Situated in Aliso Viejo, this HOME offers a prime location with easy access to shopping, dining, and entertainment options. Enjoy the convenience of nearby parks, trails, and recreational facilities, allowing you to embrace your desired lifestyle. There is also a 1 car garage with storage racks and water hose access. FHA approved project! Don't miss the opportunity to make 15 Abbey Lane your new home!

Built in 1985

**Essential Information**

MLS® #	TR25201708
Price	\$750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	3.15
Year Built	1985
Type	Residential
Sub-Type	Condominium
Status	Closed
Listing Agent	Gilbert Rivera
Listing Office	Marketing Specialists

**Community Information**

Address	15 Abbey Lane # 337
Area	AV - Aliso Viejo
Subdivision	Heather Ridge (HEA)
City	Aliso Viejo
County	Orange
Zip Code	92656

**Amenities**

Amenities	Pool, Spa/Hot Tub, Tennis Court(s)
Parking Spaces	1

Parking	Garage
# of Garages	1
Garages	Garage
View	Park/Greenbelt, Neighborhood
Has Pool	Yes
Pool	Association
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Windows	Tinted Windows
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## Interior

Interior Features	All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Capistrano Unified
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## Additional Information

Date Listed	September 9th, 2025
Days on Market	10
Short Sale	N
RE / Bank Owned	N

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