

# \$1,458,888 - 1955 Avenida Del Canada, Rowland Heights

MLS® #WS25111968

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**\$1,458,888**

4 Bedroom, 3.00 Bathroom, 2,650 sqft  
Residential on 0 Acres

N/A, Rowland Heights,

Premium fully upgraded Mountain View Home  
in Prime Rowland Heights with \$250K+ in  
Owner-Level Upgrades!

Welcome to this fully upgraded, move-in-ready mountain view home in the heart of Rowland Heights, where luxury design meets everyday comfort. Enjoy stunning mountain views from both the front and back yards, as well as from the upstairs bedrooms and hallway—offering a peaceful, scenic backdrop to your daily life. Originally renovated for the owner's own use with over \$250,000 in premium upgrades, this home is a rare opportunity for buyers seeking refined living in a top-tier location.

Spanning approximately 2,650 sq.ft., this spacious 4-bedroom, 3-bathroom floor plan includes one bedroom and one full bathroom downstairs, perfect for guests or multi-generational living. High ceilings, a custom wrought iron spiral staircase, and a bright, well-designed interior filled with natural light create a warm and welcoming atmosphere. The chef's kitchen has been fully remodeled with new cabinetry, marble countertops and backsplash, and brand-new stainless steel appliances.

Premium brand new upgrades throughout include:

- \* Premium Wide-plank waterproof laminate flooring
- \* Dual-pane energy-efficient windows with



custom casings

- \* LED recessed lighting with dimmers
- \* New HVAC system and water heater
- \* Bold black modern iron front door with operable glass panel and built-in screen
- \* Top-brand Delta and Kingston Brass faucets
- \* Freshly painted interior and exterior for a clean, move-in-ready finish

The home also features a 3-car garage plus RV parking, and sits on a generous 10,262 sq ft lot with mature fruit trees including lemon, orange, persimmon, jujube, and fig. The spacious backyard offers excellent ADU potential and plenty of room for outdoor enjoyment—all while soaking in tranquil mountain views.

Ideally located just minutes from Asian supermarkets, Costco, restaurants, shopping centers, a movie theater, numerous Asian doctors' clinics, and freeway access (I-60 & I-57), this home also offers close proximity to Schabarum Regional Park, a local favorite for hiking and outdoor recreation. Schedule your private tour today!

Built in 1989

## Essential Information

MLS® #	WS25111968
Price	\$1,458,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,650
Acres	0.24
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Listing Agent	Ying Tan
Listing Office	RE/MAX 2000 REALTY

## Community Information

Address	1955 Avenida Del Canada
Area	652 - Rowland Heights
Subdivision	N/A
City	Rowland Heights
County	Los Angeles
Zip Code	91748

## Amenities

Utilities	Electricity Available, Sewer Available, Water Available
Parking Spaces	3
Parking	Driveway, Garage Faces Front, Garage, RV Access/Parking
# of Garages	3
Garages	Driveway, Garage Faces Front, Garage, RV Access/Parking
View	Mountain(s), Neighborhood, Hills
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Lot Description	ZeroToOneUnitAcre, Paved
Windows	Double Pane Windows, Screens
Roof	Concrete
Foundation	Slab

## Interior

Interior	Laminate
Interior Features	Breakfast Bar, Separate/Formal Dining Room, High Ceilings, Recessed Lighting, Bedroom on Main Level, Quartz Counters
Appliances	Dishwasher, Gas Oven, Gas Range, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Electric
# of Stories	2
Stories	Two

## School Information

District                      Rowland Unified

**Additional Information**

Date Listed                May 16th, 2025  
Days on Market        13  
Zoning                    LCA16000\*  
Short Sale                N  
RE / Bank Owned      N

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