



**41422 Ventana Drive, Palmdale, CA 93551**  
**\$749,000**

Spacious single-story home in the Quartz Hill area of West Palmdale offering approx. 3,245 sq. ft. on a 13,097 sq. ft. lot. The flexible floor plan includes 4 bedrooms, 4 bathrooms, formal living and dining areas, a comfortable family room, and a former 5th bedroom currently configured as a quilting/hobby room with closet removed and recessed lighting added. The kitchen features granite counters, a center island, generous cabinetry, pantry storage, and a bright breakfast nook. The primary suite includes a fireplace, newer mini-split/heat pump, access to an enclosed patio currently used as an exercise room, and an updated bath with dual vanities, soaking tub, and separate shower. Two bedrooms share a Jack-and-Jill bath, while the 4th bedroom has a full hall bath nearby. A convenient powder room is located near the entry. Additional highlights include plantation shutters, a Murphy bed, true 3-car garage with workshop bay, extended rear covered patio, block walls, mature landscaping, terraced garden area, shed, and large covered RV parking with sewer, water, and electric hookups.

**Directions to Property:** Rancho Vista Blvd to 50th ST W; Right on Avenue M12; Right on Ventana

<b>List Number:</b>	26003500	<b>Climate Control:</b>	Central Air; Heat Pump,Central; Heat Pump;
<b>Year Built:</b>	2000		Natural Gas
<b>Property Type:</b>	Residential	<b>Features:</b>	Bonus Room; Family Room; Lawn - Front
<b>Property Sub-Type:</b>	Single Family Residence	<b>RV Access:</b>	Covered; Yes
<b>APN:</b>	3101-043-068	<b>Horse Property:</b>	No
<b># Bedrooms:</b>	5	<b>Fireplace:</b>	Family Room; Primary Bedroom
<b>Total Baths:</b>	4	<b>Spa:</b>	None
<b>Square Footage:</b>	3,245 Assessor	<b>Roof:</b>	Tile
<b>Lot SqFt:</b>	13,068	<b>Appliances:</b>	Dishwasher; Double Oven; Electric Oven;
<b>List Price/SqFt:</b>	\$230.82		Gas Range; Microwave
<b>Cross Street:</b>	Avenue M12 / 55th ST W	<b>Dining:</b>	Dining Area; Dining in Kitchen
<b>Map Coordinates:</b>		<b>Laundry:</b>	Laundry Room
<b>TRS:</b>		<b>Fencing:</b>	Block
<b>County:</b>	Los Angeles	<b>Patio:</b>	Covered; Enclosed; Slab
<b>Stories:</b>	1 Story	<b>Flooring:</b>	Carpet; Tile; Vinyl
<b># of Garage Spaces:</b>	3	<b>Sprinklers:</b>	Automatic; Front; Rear
<b>Pool:</b>	None	<b>Style:</b>	Tract
		<b>Construction:</b>	Frame; Stucco
		<b>Utilities:</b>	Natural Gas Available; Sewer Available

**Presented By:**



**Jared Erfle**

DRE#: 01432765  
 Select Service Realty  
 Primary:  
 Cell: 818-477-1991  
 Office: 661-272-1113  
 Fax:661-310-2122  
[jared01@ssreco.com](mailto:jared01@ssreco.com)  
<http://www.jarederfle.com>

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