

Welcome to 918 Queens Avenue

3+1 bedroom, 2 full baths

\$169,900.⁰⁰

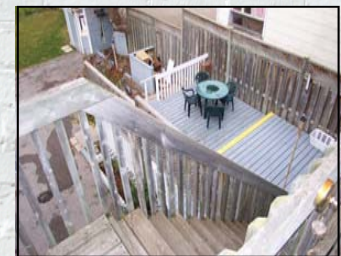


A Fully Updated Family Home in the core neighbourhood of Old East Village

Here is your opportunity to own a fully updated family home in one of the most eclectic and vibrant neighbourhoods in the city. Old East Village is an important historical asset to the city and, indeed, will soon be designated London's third Heritage Conservation District. This home has been brought into the 21st century with thoughtful updates that preserve its unique character without sacrificing more modern comforts and style.

You will enjoy the great central location. Within a couple blocks of this home you will find a library branch, a public school, parks, excellent public transit connections, recreational facilities, arts, culture and shopping.

This is quite a large home with ample space for a growing family, perhaps a home office, and the opportunity to create a master bedroom retreat for yourselves with a sitting area and private deck. Homes of this size and quality at this price do not come to the market often, and you shouldn't delay.



Room Sizes

Foyer	8'8 x 9'8	M
Living Room	19'5 x 12'8	M
Dining Room	11'0 x 9'3	M
Kitchen	8'8 x 11'7	M
Bedroom	15'2 x 11'2	M
Bedroom	12'0 x 8'0	2
Bedroom	13'2 x 8'1	2
Bedroom	13'6 x 10'6	2
Sunroom	18'10 x 8'8	2
Recreation	18'7 x 20'3	L
Laundry	14'8 x 9'3	L

[Note: measurements approximate and exclude jogs.]

HVAC, Mechanicals & Parking

Mid-efficiency forced-air gas furnace, central air conditioning, 100A service split into 2-60A sub-panels, both with circuit breakers, plumbing system has been updated. Single drive with rear parking pad—room for 3 cars.

Features of Note

- ceramic and hardwood throughout the home..
- 2 full baths.
- gracious foyer entrance
- deck outside master bedroom retreat on 2nd floor
- finished basement with recreation room.
- fully fenced rear yard with wired garden shed.
- easily converted to duplexed property.

Cross-Street: Quebec Street

Lot size: 33' x 150'

Property Tax: \$1,998.⁰⁰ (2004)

Zoning: R3-2

Interested? Call Greg Thompson at Royal LePage Landco Realty Right Away!

425 Dundas Street, London N6B 1V9, INDEPENDENTLY OWNED & OPERATED, BROKER

Call me at (519) 673-6941 or email info@SoldOnLondon.com Virtual tour at www.SoldOnLondon.com

