



LSTAR

Sold

Residential

MLS®# 594260


451 EDENRIDGE Drive
LONDON N5Y 5T9

List Price:

\$259,900

Sale/Lease:

For Sale Only

Rooms Abv/Below:

/

of Bedrms:

3 + 0

of Bths:

3

Age:

14 Approx

Type/Style:

Residential / 2 Storey

District:

London

Sub-Area/Nhbd:

East / A

Near:

Town:N/A

Fronting:

West

Legal:

PLAN 33M-427 LOT 2 - PT B/K 106**Kitchen [M] 10. x 9.****Master Bedroom [2] 15. x 11.****4 Pc. Ensuite Bathroom [2]****Eating Area [M] 11. x 9.****Bedroom [2] 11. x 9.****4 Pc. Bathroom [2]****Living Room [M] 16.6 x 11.****Bedroom [2] 11.6 x 9.****Foyer [M] 15.4 x 4.****2 Pc. Bathroom [M]**

Room Size Msmt:

Imperial

Lot Size:

29.31 X 93.54
Acres: Less Than 1 Acre

Fireplaces:

NO

Taxes:

\$2,650 (2016)

Basement:

Full

Heating:

Energy Efficient, Forced Air, Central Air Gas

Exterior Finish:

Brick, Vinyl

Basement Dev:

Unfinished

A/C:

YES / Central Air

Garage Type:

Waterfront:

Roof:

Garage Spaces:

Zoning:

Balcony:

Ownership Type:

Handicpd:

No

Flooring:

Carpet Over Wood, Hardwood

Virtual Tour:

Water:

Municipal/

Parking:

Sngl Garage Att, Single Drive

Sewer Type:

Sewer

Features:

Fridge/Stove, Dishwasher, Washer/Dryer

Site Infl:

Treed Lot, Landscaped, Fence, Sundeck(S)

General Rmks:

Occupied: Owner Foundation: Concrete

Mortgage:

TRT CLR

Total Area:

Total Area Rmks:

Area Msmnt:

Incl. in Lease Costs:

Lease Rmks:

Lease Price Per Code:

Site Amenities:

Pool Description:

Foundation:

Rental Equipment:

Water Heater

This outstanding 2 storey contemporary home features 3 good sized bedrooms, 2.5 bathroom single car garage. Gleaming oak hardwood floors in main floor. Enjoy the outdoors on a large deck in the backyard. with privacy trees and cute front sitting porch. The second floor is home to an oversized master bedroom with a gorgeous ensuite. From outside just a short walk or bike along a scenic paved river path. new shingles in 2016. Bus no 32 to UWO and bus no 27 to Fanshawe College. Fantastic starter home in North London for young family, student occupant or rental. All measurements are approximate. Showings start on Dec. 19/16

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Sellers:

Appts **ABCET 519-667-1800/519-860-6681**

SB Comm:

2% +Possession: **15-30 DAYS****HST**

Spcl Provisn:

NO

SPIS:

NOConsent after **NO**
 Brokerage: **RE/MAX CENTRE CITY REALTY INC., BROKERAGE, INDEPENDENTLY OWNED AND OPERATED**

Salesperson

Salesperson 2:

Phone: **(519) 667-1800**

1:

Phone:

Fax: **(519) 667-1958**

Phone:

Fax:

Toll Free:

Toll Free:

Toll Free:

Email:

Email:

Sell Date:

Dec 30, 2016

Sell Price:

\$265,000

DOM:

19

Leased Price:

Price Per: