



NADEAU + REID

REAL ESTATE TEAM

812 ADELAIDE STREET NORTH

LONDON, ONTARIO



### ADDITIONAL INFORMATION

MLS #: X12066523

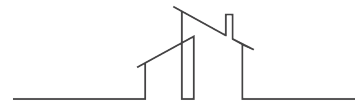
List Price: \$419,900

Style: Bungalow

Lot Frontage: 35.42 ft

Lot Depth: 115.00 ft

Taxes: \$3,713 (2024)



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### CONTACT US

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BROKER

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Info presented herein deemed to be correct but not proven, for marketing purposes only. Info and dimensions (approx) should be verified.  
Details on awards and award levels can be found at [www.royallepage.ca](http://www.royallepage.ca).

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#103-240 WATERLOO STREET  
LONDON, ONTARIO



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NATIONAL TOP 1%  
2019-2024



**LINDSAY REID**  
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**TARA FUJIMURA**  
SALES REPRESENTATIVE

**HOLLY TORNABUONO**  
SALES REPRESENTATIVE

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



### DESCRIPTION


Looking for a home where all you do is unpack and start living? This home has been meticulously updated inside and out. You'll find a main level floorplan with lots of light and an open concept living and dining rooms with lots of flexible space that feels warm but thoroughly modern thanks to gleaming laminate floors, modern lighting (including pot lights in the living room), new paint & trim. There is a front room with large windows on two sides that is multi purpose: an excellent office, toy room, reading room, or pet room. Conversations and people can mingle easily, with a dining room that can accommodate holiday gatherings, dinner parties, or whatever else is on your calendar. The updated kitchen provides a thoughtful workspace with neutral counters, lots of storage in modern cabinets on top of ceramic tile flooring and framed by a tile backsplash. Your inner chef will appreciate upgraded stainless appliances, including a gas range. There are two nice-sized bedrooms on the main, including a

primary with a large walk-in closet, plus a fully updated 4 piece main bath. Looking to build yourself a decadent primary suite? The attic space has outstanding potential to be finished for a future bedroom and/or living space. A rear addition provides a flexible space that includes laundry hookups and makes a terrific sunroom. The lower level is partially finished and includes a rec room and half bath, plus extra storage. A shared drive leads to a detached one car garage, with room to park a vehicle and store your lawn items, bikes and trash cans. The backyard is surrounded by mature trees and has a nice deck for those summer barbecues. Several recent upgrades have been completed: windows, doors, shingles, plumbing electrical, and furnace motor are all newer and were completed for the owner's own use (no flip here). Close to shopping, Western, Fanshawe, and St. Joseph's Hospital, everything is at hand and easy to access by foot, transit, or car. Come check out your new deck!


 Bungalow

 1152 sq ft

 2 Bedrooms

 1.5 Bathrooms

 Carling

 \$419,900

 Date Built: 1928

 1+1 Parking Spots

