



ADDITIONAL INFORMATION

MLS #: X13489274

List Price: \$499,900

Style: Residential Freehold / Detached

Taxes: \$3,889/2025

Lot Front: 30.17 ft

Lot Depth: 204.79 ft



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Welcome to the heart of Old East Village-one of the city's most vibrant and eclectic neighbourhoods! This well-maintained 3+1 bedroom, 2 bathroom 1.75 storey home is ideally located just steps from the Western Fair District Farmers' Market, Western Fair District, Hard Rock Cafe London, and the The Children's Museum at 100 Kellogg Lane. Enjoy a lifestyle surrounded by local shops, dining, and year-round community events, all just minutes to downtown, schools, and public transit. Set on an impressive 202 ft park-like lot, the outdoor space is perfect for relaxing or entertaining, featuring a deck, gazebo, and garden shed. The inviting front porch adds to the home's curb appeal and charm. Inside, you'll find high ceilings, newer hardwood flooring throughout, and a spacious layout that blends character with functionality. The galley-style

kitchen offers a dedicated pantry room and flows into a formal dining area-ideal for hosting. A versatile fourth bedroom on the main floor (currently used as an office) just needs a door to be fully enclosed. Additional highlights include a renovated main floor bathroom, some updated interior doors, and shingles replaced in 2014. Two separate entrances add convenience-one with a practical mudroom and the other providing direct kitchen access for easy grocery drop-off. The unfinished basement offers ample storage, and there is parking for up to three vehicles. A truly special home in a sought-after neighbourhood, full of character and ready for its next chapter. The kitchen appliances and washer/dryer are new as of 2023. The flooring in the laundry room and kitchen was installed new in 2024. Tankless water heater is not a rental and will be included (installed in 2022).

 1.75 Storey	  Above Grade (approx.)   Interior: 1,352.35 sq ft	 3+1 Bedrooms	 2 Bathrooms
 Old East Village	  Above Grade (approx.)   Exterior: 1,597.58 sq ft	 Year Built: 1890	 3 Parking Spots

