

7 ERIE AVENUE, LONDON



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LONDON, ONTARIO



ADDITIONAL INFORMATION

Style: Residential Freehold / Detached

Lot Front: 35.04 ft

Lot Depth: 142.35 ft

Inclusions: Fridge, Stove, Dishwasher,
Washer, Dryer
Hot Water Heater Owned



MAIN FLOOR

Dining: 11'5" x 13'7"

Foyer: 8' x 11'5"

Kitchen: 9'9" x 13'8"

Living: 13'3" x 14'1"

UPPER FLOOR

4pc Bath: 8' x 11'3"

Bedroom: 13'5" x 9'5"

Bedroom: 9'4" x 11'2"

Primary: 13'5" x 12'6"

BASEMENT

3pc Bath: 9'1" x 4'1"

Laundry: 8'11" x 12'10"

Rec Room: 10'9" x 21'10"

Utility: 11'2" x 9'1"



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7 ERIE AVENUE, LONDON | 3 BEDROOMS | 2 BATHROOMS



A cherished home, ready for your family. Tucked away on a quiet dead-end street in the sought-after Coves area, this well-cared-for two-storey home offers 3 bedrooms, 2 bathrooms and inviting spaces inside and out.

Original character shines through in the main-floor entryway, living room and dining room. At the heart of the home is a beautifully updated custom kitchen featuring quartz countertops and stainless-steel appliances perfect for everyday cooking and entertaining. The finished lower level provides additional living space for movie nights, a home office, a playroom or whatever suits your lifestyle. Recent improvements include a new furnace installed in 2023 and a fully updated electrical system, with final upgrades completed in 2026.

Outside, enjoy your morning coffee on the welcoming front porch or unwind in the private backyard, surrounded by mature trees and established gardens. A poured concrete patio with a powered awning creates a comfortable setting for outdoor dining and relaxing at the end of the day. The detached, heated garage with electrical service is ideal for a workshop or year-round storage, while a separate storage shed adds practical convenience.

With Wortley Village's local shops, cafés and restaurants just minutes away, you can leave the car at home to explore. The Coves watershed and access to London's Thames Valley trail system are also nearby, offering a wonderful blend of nature, neighbourhood character and city convenience.



1.5 Storey



1420.16 sq ft



3 Bedrooms



2 Bathrooms



The Coves



Year Built: 1920



Driveway: 4
Garage: 1



\$4,590 (2025)

