



Joyce Byrne's Real Estate Team



Sutton Group Preferred
Realty Inc., Brokerage

Independently owned and operated
519-471-8888

Delivering What Others Only Promise

Offered At... \$269,900

56 Albion Street / MLS: 588536

Type: 1 1/4 Storey
Taxes: \$3,413 (2015)

Possession: October 30th, 2016
Lot Size: 33.75 x 168.83

Area: Blackfriars / Petersville Heritage Area

Heat/Cool/Electric: Hi-Efficiency Gas Furnace & Central Air (2009), Newer 100 Amp Breaker Panel, Re-insulated Walls & Attic

Home Inspection & Property Disclosure Available



Bedrooms: 3

Bathrooms: 2 Full Baths.

Parking: Long Private Drive.

Inclusions: Dishwasher, Workbench, Window Coverings & Shed.

Exclusions: Chandelier in front bedroom & Cast iron Moose Head in front Foyer.

Located in sought after Blackfriars / Petersville Heritage

Neighbourhood! Situated on a large privacy fenced lot with newer spacious sundeck, long private drive & adorable garden shed now used as a playhouse with outside potting area.

Original front door & stained glass enhances the new Hardy Board siding & shingles. New windows, foundation & trusses

plus re-insulated from top to bottom is just the beginning! Step inside to be wowed by the maple & ceramic floors (in-floor heating in foyer & both baths), espresso kitchen, new baths (1 on each floor) & family room at rear with French doors to lovely yard.

Main floor laundry area & entirely new 2nd floor! Master retreat with den, full ensuite & Juliet balcony plus lots of sunny windows on 2nd floor.

The lower level offers a full dry basement with newer furnace, panel & concrete floor.

Newer sewer & water line to house too. There is even a sprinkler system in the backyard. I give up...what's left to do??.



*Purchaser to verify all information



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