



AREA: Heritage Blackfriars
TYPE: Bungalow with Loft
AGE: Built in 1888
POSSESSION: June 30, 2017 (Flex)
TAXES: \$2,643 (2016)
HEAT/COOL/ELECTRICAL: Gas Furnace & 100 Amp Breaker Panel
BEDROOMS: 3
BATHROOMS: 1
PARKING: Single Drive with Attached Garage with New Garage Door.
INCLUSIONS: Fridge, Washer, Dryer and Workbench



81 Albion Street, London, ON

\$209,900

MLS: 598650

Adorable 3 bedroom in Heritage Conservation Blackfriars area. Quiet tree lined avenue. This one floor boasts a lofted 3rd bedroom or studio. Built in 1888 this century brick cottage sits on a fantastic lot and it's minutes to downtown, Thames Trails, bike paths, Harris Park, the Budweiser Centre, Market Gardens, Museum, live theatre and a wide variety of eateries. 2 bedrooms on main with pine floors. Eat-in kitchen with walk in pantry, vintage metal cupboards and door to backyard. The spacious bathroom was completely redone. The living room is in the center of this one floor. There is a walk-in storage room on this level also. Double foyer adds to this attractive historical home. The lower level has room for laundry and storage. The front enclosed porch lets you enjoy summer nites without being bothered by the bugs.

HOME INSPECTION , SURVEY & PROPERTY DISCLOSURE AVAILABLE.

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