

33 ALBANY Drive RES/Freehold/Sale
St. Catharines, ON L2N 3T6

Price: **\$394,500**

NEW



MLS®#: **30710435** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **442 - Lakeport**
 Bldg Type/Style: **Detached/Bungalow**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **LT 42 PL 292 GRANTHAM; ST. CATHARINES**
 Sq.Ft/Source: **1,100/Other** Tot Bdrms: **3 (3+0)**
 Sq Ft Range: **1001 to 1500** Bathrooms: **1.1**
 Acres/Range: **< 0.5** Lot Front: **67.00 Ft**
 Taxes/Year: **\$3,925/2018** Lot Depth: **125.00 Ft**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Geneva St-Marsten Dr**

Property Details

Exterior: **Brick** Heat Source: **Gas** Air Cond Type: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Partially Finished** Heat Type: **Forced Air** Fireplaces:
 Foundation: **Concrete Block** Sewers: **Sewer (Municipal)** Waterfront:
 Roof: **Asphalt Shingle/** Water: **Municipal** Pool: **None**
 Water Meter: Wtr Sup Type: Retire Comm:
 Laundry Access: UFFI: VisitAble:
 #/Type of Garage: **1.0/Attached** Total Parking Spaces: **5** Addl Month Fees:
 #/Driveway/Type: **4.0/Private Double Wide/Asphalt** Assigned Spaces: Energy Cert Level:
 Parking: **Asphalt** Soil Type: # of Kitchens: **1**
 Recreational Use: Elevator YN: Freehold w/Com Elem Fee: **No**
 Remarks

Hello! North End! THE HOME: This 1100 sq.ft. bungalow has had pride in ownership and has been meticulously cared for. A traditional brick bungalow layout that is ready for its open concept moment. The kitchen faces the east and the dining room living rm combo has huge windows to let in the natural light in. The basement has an awesome Rec-Rm with a wood burning stove and retro build-ins. 2 Pc bath, large laundry/utility room and an oversized garage for your side hustle's and storage. LOCATION & LOT: What an awesome large corner lot! Private, mature is perfect for the kids to run around. One of the most celebrated areas to live in the north-end. Many consider this to be the best school district in the city.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262906002315500** Assessment: **\$274,000/2016** Survey: **None**
 Pin#: **462350270** Taxes: **\$3,925/2018** Private Entrance:
 Legal Desc: **LT 42 PL 292 GRANTHAM; ST. CATHARINES**
 Location: **Urban** Fronting On: HST Applicable: **Included**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	17' 10" X 12' 4"		Kitchen	M	12' 0" X 10' 2"	
Dining Room	M	10' 10" X 9' 2"		Bedroom	M	12' 3" X 9' 1"	
Bedroom	M	12' 3" X 12' 0"		Bedroom	M	11' 8" X 8' 10"	
Bathroom	M		4-Piece	Recreation Room	B	26' 8" X 26' 9"	
Other	B	32' 0" X 23' 0"		Laundry Room	B		
Bathroom	B		2-Piece	Cold Room	B		

Listing Information

Commence Date: **03/19/2019** Deposit: **5000.00** Buy Option:
 Sign: Lockbox: Possess. Dt: SPIS: **No/No**
 References: Application Required: Employment Letter: Possession: **30 - 59 Days**

Prepared By: KARL VANDERKUIP, Salesperson
RE/MAX GARDEN CITY REALTY INC, BROKERAGE

Client Full One Page Report

Date Printed: 03/19/2019

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Search Criteria

Status is one of 'Active', 'Active - CS'
 List SP MUI is 2538815
 Co List Agent MUI is 2538815
 Co List Agent Agent 2 MUI is 2538815
 Co List Agent 3 MUI is 2538815
 Selected 1 of 6 results.

