17 MCDONALD AVENUE, London North (North K)

Ontario, N6G1A9

578,000

For Sale / #X13842400



Bedroom(s): 4

Bathroom(s): 2

Lot Dimensions: 40 x 137 FT ; 40.08 x 137.00 x 4

Description

Turnkey Legal Duplex Walking Distance to Western University! An exceptional opportunity in one of London\'s most sought-after rental locations. Licensed as a legal duplex, this well-maintained property features two self-contained suites with separate hydro meters and private laundry in each unit. Approximately 10 years ago, the home underwent extensive renovations that included electrical, plumbing, insulation, flooring, kitchens, bathrooms, windows, shingles, siding, furnace, central air, and appliances, offering peace of mind for years to come.The front unit offers 3 bedrooms, a bright living room, an updated kitchen, and a 4-piece bathroom. The rear unit features a comfortable 1-bedroom suite with its own kitchen, living room, and 4-piece bathroom, creating an excellent opportunity for additional rental income.Outside, enjoy a generous partially fenced backyard, parking for up to four vehicles, and a detached garage/workshop with hydro, perfect for storage, hobbies, or additional workspace. Whether you\'re looking to expand your investment portfolio or live in one unit while generating income from the other, this property offers outstanding flexibility and long-term value. Located on a quiet street just minutes from Western University, public transit, and everyday amenities, with direct bus routes to Fanshawe College and downtown, this is a turnkey investment in a consistently high-demand rental area. (id:6772)

Features

Area	London North (North K)	**Water**	Municipal water
Province	Ontario	**Sewer**	Sanitary sewer
Country	Canada	**Stories**	1
Property Type	Multi-family	**Acreage**	false
Building Type	Duplex	**A/C**	Central air conditioning
Lot Dimensions	40 x 137 FT ; 40.08 x 137.00 x 40.10 x 136.97	**Total Parking**	4
Heating	Natural gas	**Parking**	Detached Garage,Garage,

Room Details

Main level	Living room	3.44 m x 2.85 m
Main level	Bathroom	2.69 m x 2.29 m
Main level	Bedroom	2.92 m x 2.44 m
Main level	Foyer	2.77 m x 1.55 m
Main level	Bedroom	2.94 m x 2.92 m

Main level	Living room	4.19 m x 2.81 m
Main level	Kitchen	3.19 m x 2.69 m
Main level	Bathroom	2.42 m x 2.17 m
Main level	Kitchen	3.44 m x 2.73 m
Main level	Bedroom	4.09 m x 2.79 m
Main level	Primary Bedroom	3.19 m x 2.92 m