44 SOUTH EDGEWARE ROAD, St. Thomas

Ontario, N5P2H4

479,900

For Sale / #X13842620



Bedroom(s): 4

Bathroom(s): 2

Lot Dimensions: 75 x 290.4 FT

Description

JUST SHY OF HALF AN ACRE (.486 AC)! Set on an impressive 75 ft x 290 ft lot, this property offers the kind of outdoor space that is becoming increasingly hard to find. Beautifully landscaped and largely fenced, the expansive backyard offers endless possibilities for family living, entertaining, gardening and play, with a separately fenced area ideal for children or pets.Inside, the home offers approximately 1,350 sq. ft.(above grade) of comfortable living space with all 4 bedrooms located upstairs and 1.5 bathrooms, including the convenience of a main-floor powder room. The main level features a spacious living room and separate dining room with direct access to the deck - a natural extension of the living space and the perfect spot to dine, entertain or simply enjoy the incredible backyard. Enjoy the added convenience of two points of entry into the home, including the main front entrance and a secondary side entrance directly from the carport. The partially finished basement provides additional living space, along with a separate laundry/utility area, plenty of storage and opportunity to make it your own.Outside, enjoy a carport and parking for approximately 6 vehicles, offering plenty of room for family and guests. Several major updates have already been completed, including the furnace (2022), central air conditioning (2024) and roof (2015).Located within walking distance to Lockes Public School and Monsignor Morrison Catholic School, and just minutes from Waterworks Park, golf, trails, shopping, dining and everyday amenities. A rare opportunity to enjoy an exceptional lot, a convenient location and a home with plenty of room to grow. (id:6772)

Features

Area	St. Thomas	**Water**	Municipal water
Province	Ontario	**Sewer**	Sanitary sewer
Country	Canada	**Style**	Detached
Ownership Type	Freehold	**Stories**	2
Property Type	Single Family	**Acreage**	false
Building Type	House	**A/C**	Central air conditioning
Age	51 to 99 years	**Total Parking**	6
Lot Dimensions	75 x 290.4 FT	**Parking**	Carport,No Garage,
Heating	Natural gas	**Amenities Near By**	Place of Worship, Schools, Park

Room Details

Second level	Primary Bedroom	3.21 m x 3.72 m

Main level	Dining room	2.99 m x 3.41 m
Main level	Living room	5.02 m x 3.8 m
Main level	Kitchen	4.55 m x 3.41 m
Main level	Foyer	1.65 m x 3.79 m