11 RATHMINE STREET, London East (East L)

Ontario, N5Z1Z2

249,995

For Sale / #X13885474



Bedroom(s): 4

Bathroom(s): 1

Lot Dimensions: 28.1 x 90.1 FT ; 90.09 x 28.11 x

Description

IValue! On a quiet, private enclave with a friendly upscale manicured vibe, sits this 4 bedroom bungalow with over 1250 finished sq/ft total with its own PRIVATE driveway (additional street parking and dedicated parking on Little Simcoe St) a finished basement, as well as a fenced in backyard with large shed. Options abound to convert and make a rear nanny suite apartment (with separate entrance), and still have 3+ spacious bedrooms in the main house. While the house is currently vacant, it can be rented for $2200/month + utilities if an investor is interested in a solid single family rental property. Electrical new servicing upgrade to property is 200 AMPs done in 2025; wiring throughout property is copper wiring and new panel is 125 AMP breaker. Rathmine Street offers a well curated pocket with owners that genuinely have pride of ownership in their homes and act as a community of solid \'neighbourly\' neighbours, one of the best streets in the entire area! This one won\'t last, priced to sell fast. They rarely come up for sale on this quiet enclave, don\'t wait!Priced well to make for an ideal starter home, investment opportunity, or as a quaint option for retirees and down-sizers. (id:6772)

Features

Area	London East (East L)	**Water**	Municipal water
Province	Ontario	**Sewer**	Sanitary sewer
Country	Canada	**Style**	Detached
Ownership Type	Freehold	**View**	City view
Property Type	Single Family	**Stories**	1
Building Type	House	**Acreage**	false
Age	100+ years	**A/C**	None, Wall unit
Lot Dimensions	28.1 x 90.1 FT ; 90.09 x 28.11 x 91.63 x 28.09 F	**Total Parking**	1
Heating	Natural gas	**Parking**	No Garage

Room Details

Basement	Family room	2.92 m x 6.5 m
Basement	Utility room	2.67 m x 7.65 m
Main level	Foyer	1.68 m x 3.15 m
Main level	Primary Bedroom	3.05 m x 4.19 m

Main level	Bedroom 2	2.72 m x 2.97 m
Main level	Bedroom 3	2.72 m x 2.92 m
Main level	Bedroom 4	2.92 m x 3.33 m
Main level	Living room	3.2 m x 4.55 m
Main level	Bathroom	1.73 m x 2.29 m
Main level	Kitchen	3.17 m x 4.78 m
Main level	Dining room	2.31 m x 4.19 m
Main level	Kitchen	2.18 m x 3.48 m