155 RIVER RUN TERRACE, London East (East P)

Ontario, N5W5Z2

549,900

For Sale / #X14128054



Bedroom(s): 3

Bathroom(s): 2

Lot Dimensions: 39.4 x 98.4 FT ; 98.67ft x 39.4

Description

Move in ready, extensively updated and offering 1,652 sq. ft. of total finished living space, including the lower level**, all while backing directly onto a park! This detached raised bungalow offers 3 bedrooms, 2 full bathrooms, a finished lower level and parking for three vehicles. With a new roof installed in 2023 and numerous updates throughout, much of the work has already been done. The main level features hardwood flooring throughout the principal living areas, an updated kitchen with plenty of cabinetry and counter space, and a refreshed modern bathroom. The bright living and dining areas offer a comfortable layout for everyday living and entertaining. Downstairs, the finished lower level features high ceilings, new laminate flooring, a cozy gas fireplace, an additional bedroom, full bathroom and separate rear entrance. The raised ranch design lends itself exceptionally well to an in law suite or potential secondary dwelling, offering an attractive opportunity for extended family living or buyers looking to explore rental income possibilities, subject to municipal approvals. Outside, the fully fenced backyard backs directly onto a park and features a patio added approximately five years ago and a convenient storage shed. The location is another standout! Enjoy walking distance to nearby parks and London\'s popular East Park Golf Gardens, with convenient access to bus routes connecting to Fanshawe College and downtown London. Additional improvements include new appliances throughout, with the exception of the stove. With its desirable park setting, extensive updates, convenient location and excellent income potential, this home offers tremendous versatility for homeowners and investors alike! (id:6772)

Features

Area	London East (East P)	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	1
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	3
Age	31 to 50 years	**Total Fireplace**	1
Lot Dimensions	39.4 x 98.4 FT ; 98.67ft x 39.47ft x 98.67ft x 39.47ft	**Acres**	under 1/2 acre
Heating	Natural gas	**Parking**	No Garage
Water	Municipal water		

Room Details

Lower level	Family room	3.99 m x 6.45 m

Lower level	Utility room	1.97 m x 1.5 m
Lower level	Bedroom	4.15 m x 3.44 m
Lower level	Bathroom	1.98 m x 1.99 m
Lower level	Laundry room	3.03 m x 3.34 m
Main level	Foyer	1.98 m x 0.95 m
Main level	Living room	6.33 m x 4.12 m
Main level	Kitchen	3.72 m x 2.89 m
Main level	Dining room	3.4 m x 2.4 m
Main level	Bathroom	2.55 m x 1.4 m
Main level	Bedroom	3.62 m x 2.57 m
Main level	Primary Bedroom	3.4 m x 4.07 m