



# Joyce Byrne's Real Estate Team



Sutton Group Preferred Realty Inc., Brokerage

Independently owned and operated  
519-471-8888

Delivering What Others Only Promise

## Offered At... \$176,900

## 1645 Mardell Street "Fanshawe College" MLS #: 566638



**Type:** Bungalow

**Possession:** 60 Days (Flexible)

**Lot Size:** 45 X138

**Taxes:** \$2284 (2014)

**Heat/Cool/Electrical:** Energy Efficient Forced Air Gas Furnace , Central Air , 100 Amp Fuse Panel.

**Bedrooms:** 3

**Bathrooms:** 2 Full Baths

**Parking:** Single Private Drive

**Inclusions:** Fridge, Gas Stove, Washer, Dryer, Window Coverings and 2 Sheds

Minutes to Fanshawe College for student investor plus close to public schools for families. Step saving brick bungalow in same family since 1994. Lovely large porch out front and spacious covered patio in fenced private yard. 2 large sheds for storage and garden tools. Open concept living and dining room to kitchen gives this home a spacious feeling plus 2 skylites and cathedral ceiling create a modern environment. Updated kitchen cabinets. Mostly newer windows and interior and exterior doors. Lower level has large family room (could be divided) and 3 piece bath. Lots of storage space. Sump pump, furnace, air and shingles approx. 10 years old. Priced to reflect paint and some work needed. Would make good student property.



\*Purchaser to verify all information



Joyce Byrne, Broker  
Sutton Group Preferred Realty Inc., Brokerage  
181 Commissioners Rd W • London ON Canada • N6J 1X9

joyce@homesforsaleinlondon.com

(519) 471-8888

Canada's Largest Real Estate Website  
[www.homesforsaleinlondon.com](http://www.homesforsaleinlondon.com)