

\$500,000 - 62 McGill Avenue, Brighton

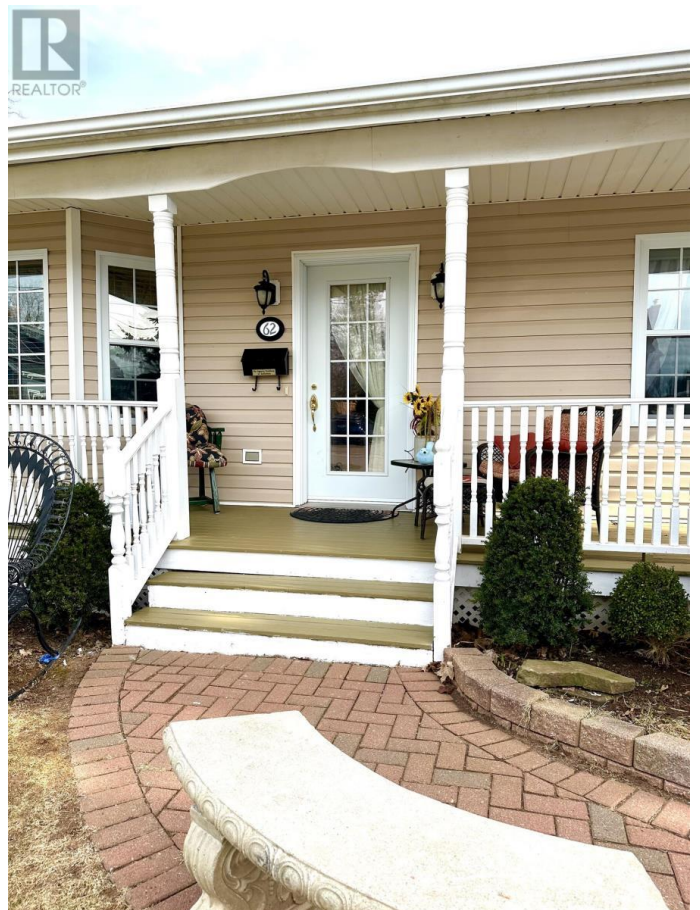
MLS® #202508321

\$500,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.34 Acres

Brighton, Brighton, Prince Edward Island

Welcome to 62 McGill Avenue, nestled in the heart of the sought-after Brighton neighbourhood in Charlottetown, PEI. This solidly built bungalow sits on a spacious 0.34-acre lot and offers the perfect blend of character, comfort, and thoughtful updates. Constructed with durable 2x6 exterior walls, this home is built to last. Recent upgrades include a brand-new roof and a fibreglass oil tank, both installed in 2024. The furnace has been regularly serviced and maintained, providing peace of mind for years to come. Step inside to find a bright and inviting main floor featuring three comfortable bedrooms and 1.5 bathrooms. The home boasts quality finishes including hardwood floors, ceramic tile, and vinyl windows throughout. The kitchen includes a functional peninsula that opens to a cozy dining area ? ideal for family meals and entertaining. Convenient main floor laundry adds to the home's practicality. The partially finished basement features in-floor heat, offering a warm and versatile space for hobbies, storage, or additional living area. A central vacuum system adds modern convenience to your daily routine. Outside, enjoy the beautifully landscaped yard complete with paved driveway, engineered patio stone walkways, and an array of fruit trees and raspberry bushes ? a lovely touch for gardeners and outdoor enthusiasts. The house is also equipped with a walkout basement. Don't miss the opportunity to own this well-maintained home in one of



Charlottetown's most desirable neighbourhoods. Whether you're looking to settle down or invest in a prime location, 62 McGill Avenue is a must-see. (id:6289)

Built in 2004

Essential Information

Listing #	202508321
Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.34
Year Built	2004
Type	Single Family
Sub-Type	Freehold
Style	Character

Community Information

Address	62 Mcgill Avenue
Subdivision	Brighton
City	Brighton
Province	Prince Edward Island
Postal Code	C1A2J5

Amenities

Features	Paved driveway
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Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator
Heating	Oil, Propane Baseboard heaters, Hot Water, In Floor Heating
Cooling	Air exchanger
Fireplace	Yes
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Vinyl
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Foundation Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PRINCE EDW



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