

\$524,900 - 43 Lauris Avenue, Cambridge

MLS® #40778197

\$524,900

3 Bedroom, 1.00 Bathroom, 835 sqft

Single Family on 0.00 Acres

24 - Alison Park/Eastview North, Cambridge, Ontario

This semi-detached bungalow, cherished by its owners for 57 years, truly exemplifies "Pride of Ownership." With a thoughtful layout & quality finishes throughout, the home welcomes residents & guests alike into a warm & inviting atmosphere. The main level proudly boasts gleaming hardwood floors & ceramic tiles, offering a beautiful foundation for your furnishings. A spacious living room, highlighted by a large window, creates a sun-filled environment perfect for entertaining or relaxing. The bright & airy kitchen is the ideal setting for culinary creations, providing ample space & natural light for the resident chef. Two generous bedrooms, each featuring large closets, comfortably allow queen-size suites. The main floor also includes an immaculate four-piece bathroom, showcasing a vintage retro vibe for a touch of character. An elegant oak staircase leads to the fully finished lower level. Here, a large recreation room with a gas fireplace is well-suited for a big screen TV and gatherings. The second kitchen offers a huge window with a great backyard view & presents an opportunity for multi-generational living. A third bedroom, features a spacious closet & serves as an ideal guest space or a "teen hide-away." The laundry/utility room is spacious & could easily accommodate a future bath. Completing this lower level is the fruit cellar which provides storage & has a rich history of preserving backyard harvests. Enjoy a fully fenced yard with direct access to



Vardon Park, allowing children to play just steps from home. The large, detached garage includes a rear workshop, offering protection for your vehicle & a dedicated space for car enthusiasts. A garden shed completes the outdoor area, ensuring convenient storage for tools & implements. The property benefits from several upgrades, including replacement windows, a high-efficiency gas furnace, central air (2022) and newer shingles (2020) ensuring comfort, efficiency, and peace of mind for years to come. (id:6289)

Built in 1966

Essential Information

Listing #	40778197
Price	\$524,900
Bedrooms	3
Bathrooms	1.00
Square Footage	835
Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	43 Lauris Avenue
Subdivision	24 - Alison Park/Eastview North
City	Cambridge
Province	Ontario
Postal Code	N1R5L5

Amenities

Amenities	Park, Place of Worship, Public Transit, Shopping
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE CROWN REALTY SERVICES INC. - BROKERAGE 2



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