

# \$349,900 - 304 - 549 Ridout Street N, London East (east F)

MLS® #X12346979

**\$349,900**

2 Bedroom, 2.00 Bathroom,  
Single Family

East F, London East (east F), Ontario

Looking to move downtown? This very attractive condo building known as The Blackfriars is centrally located and overlooks Harris Park and the Thames River. It is within walking distance of all the amenities downtown...shopping, restaurants, concerts, Canada Life Place, Labatt Park, Victoria Park and the London Library... plus just a short distance from UWO! Upon entering this building, you will be welcomed with a very impressive foyer! The unit itself is very spacious and is approximately 1250 sq. ft. It features an eat-in kitchen, spacious living/dining room, primary bedroom with two large closets and a 4-piece ensuite bath, second bedroom/den with a large window overlooking the park, 4-piece bath, as well as a separate laundry/storage room. The main areas of this condo have all laminate flooring so easy to maintain and the walls have been freshly painted! Other features include underground parking, gym, common room, and two patio areas to sit and relax! This unit is easy to show and available for immediate possession!!! (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12346979 |
| Price     | \$349,900 |
| Bedrooms  | 2         |

|           |                    |
|-----------|--------------------|
| Bathrooms | 2.00               |
| Type      | Single Family      |
| Sub-Type  | Condominium/Strata |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 304 - 549 Ridout Street N |
| Subdivision | East F                    |
| City        | London East (east F)      |
| Province    | Ontario                   |
| Postal Code | N6A5N5                    |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Park, Exercise Centre, Party Room, Visitor Parking, Separate Electricity Meters, Storage - Locker |
| Features       | Wooded area, Carpet Free, In suite Laundry                                                        |
| Parking Spaces | 1                                                                                                 |
| Parking        | Garage, Underground                                                                               |
| # of Garages   | 1                                                                                                 |

### Interior

|            |                                                |
|------------|------------------------------------------------|
| Appliances | Dishwasher, Dryer, Stove, Washer, Refrigerator |
| Heating    | Electric Baseboard heaters                     |
| Cooling    | Wall unit                                      |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Brick           |
| Foundation | Poured Concrete |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | SUTTON GROUP - SELECT REALTY |
|----------------|------------------------------|



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