

\$729,999 - 13 Moir Street, London North (north N)

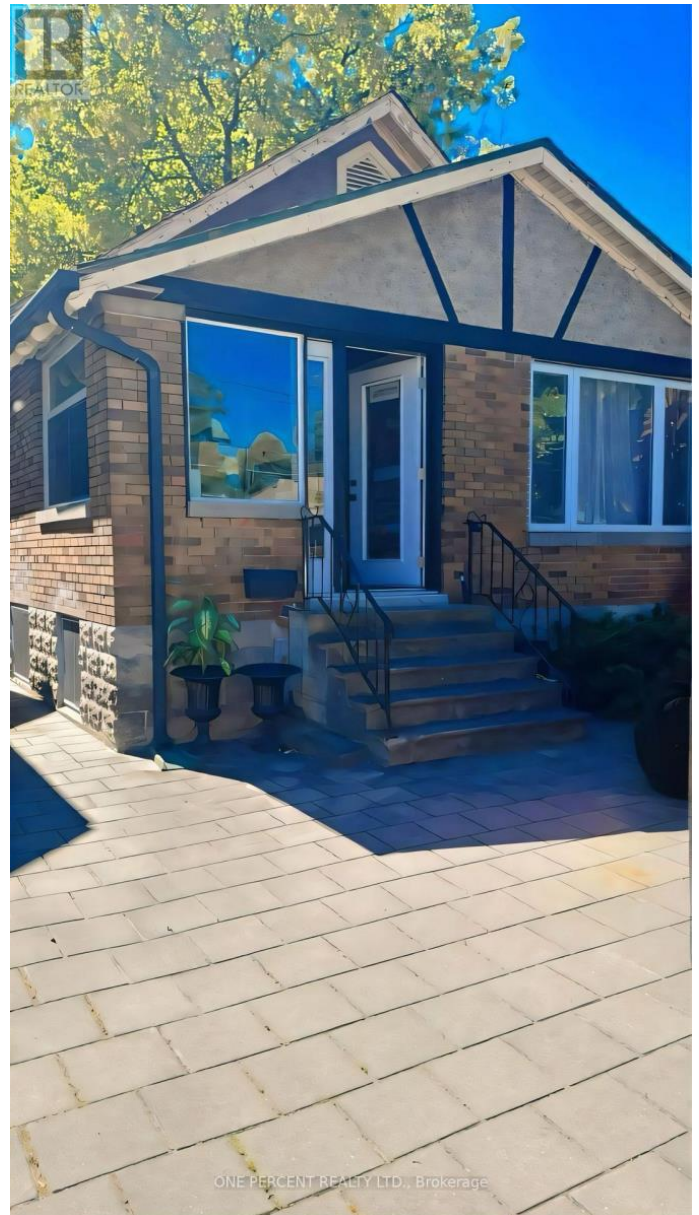
MLS® #X12396223

\$729,999

6 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

North N, London North (north N), Ontario

Do not look any further! Welcome to 13 Moir St, a beautiful and versatile detached raised ranch-style bungalow perfect for investors or first-time buyers. The main floor features a separate foyer that creates a warm and welcoming entrance, 3 spacious bedrooms, a 3-piece bathroom, a bright sunroom, and a full kitchen complete with stove, fridge, dishwasher, microwave, and laundry connections if you wish to add another set. The walk-up basement with separate entrance offers an additional 3 bedrooms, 3-piece bathroom, living area, and a second full kitchen with stove, fridge, dishwasher, microwave, pantry area, plus a laundry room-with all rooms and the living area featuring above-grade windows that fill the space with natural sunlight, create a bright, airy feel and inviting atmosphere-making it an excellent in-law suite or separate living quarters. Outside, enjoy a huge backyard and a private driveway that accommodates up to 6 cars. Ideally situated within walking distance to Western University, this property is also close to top schools such as Eagle Heights Public School, Jeanne-SauvÃ© Public School, London Central Secondary School, and Catholic Central High School, as well as Victoria Hospital, Victoria Park, and Springbank Park. A variety of dining and lifestyle options are nearby, including Dimi's Greek House and Asher's Lounge & Patio, and with downtown just minutes away, you'll enjoy easy access to cultural venues like the Grand



Theatre, along with excellent transit connections across the city and accessibility for students and professionals alike. With no rental items and an owned tankless hot water system, this property offers true peace of mind. Don't miss this incredible opportunity. Book your private showing today! (id:6289)

Essential Information

Listing #	X12396223
Price	\$729,999
Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

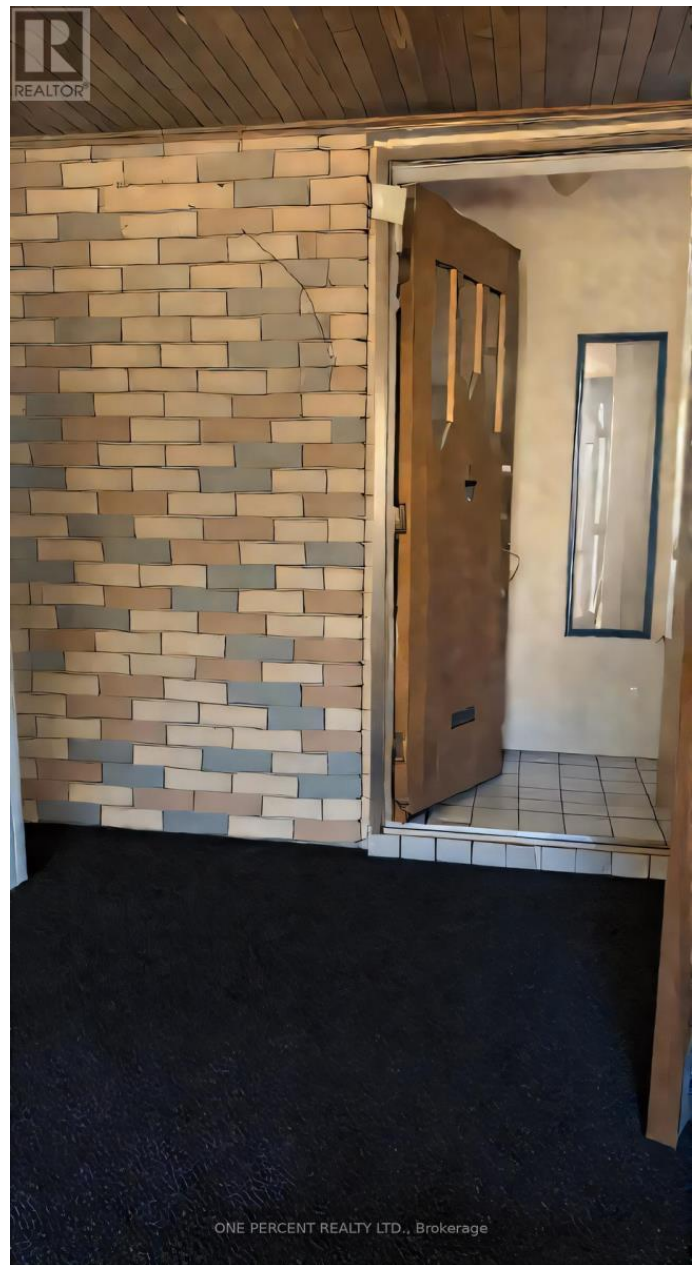
Address	13 Moir Street
Subdivision	North N
City	London North (north N)
Province	Ontario
Postal Code	N6H1H7

Amenities

Amenities	Public Transit, Schools, Park, Hospital
Utilities	Cable, Electricity, Sewer
Features	In-Law Suite
Parking Spaces	6
Parking	No Garage

Interior

Appliances	Water Heater, All, Dishwasher, Dryer, Microwave, Two stoves, Water Heater - Tankless, Washer, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1



Basement Apartment in basement, Sepa

Exterior

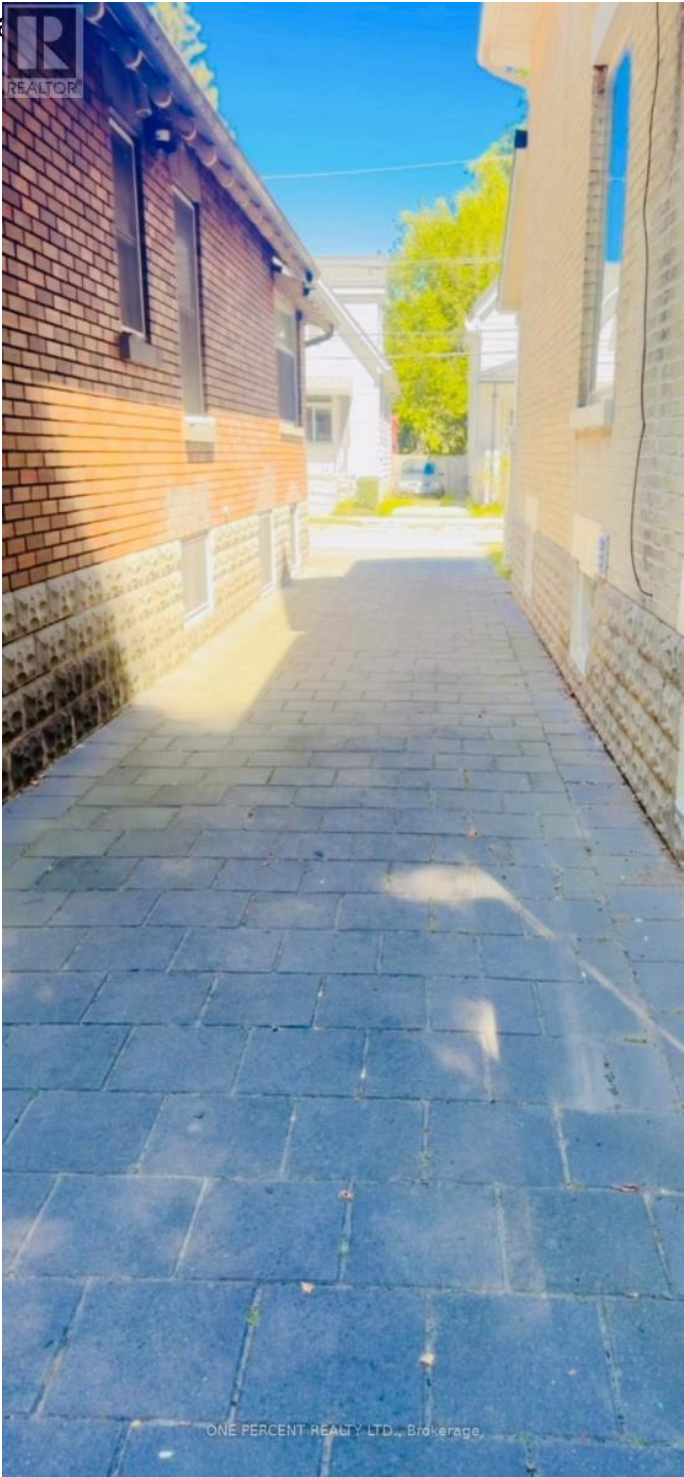
Exterior Brick

Lot Description 33 x 112.5 FT

Foundation Block

Listing Details

Listing Office ONE PERCENT REALTY LTD.



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Listing information last updated on October 26th, 2025 at 3:16pm PDT