

\$749,999 - 131 Paperbirch Crescent, London North (north K)

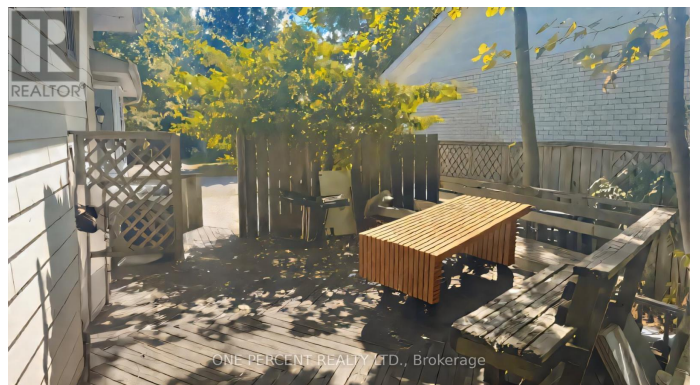
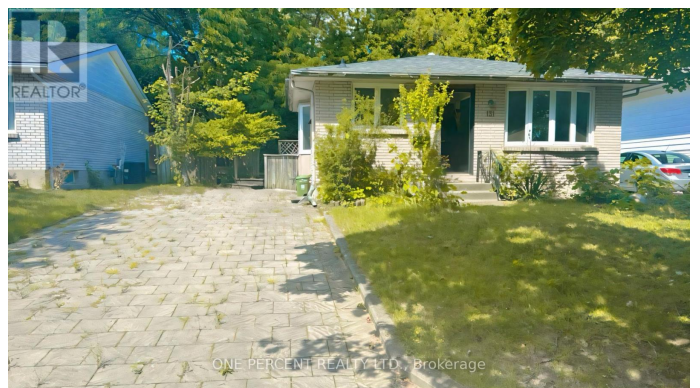
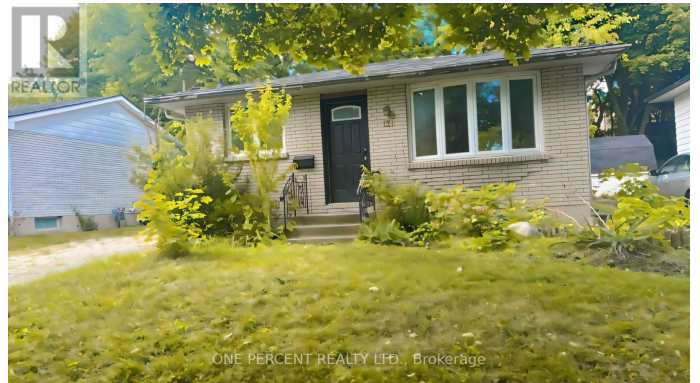
MLS® #X12396224

\$749,999

6 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

North K, London North (north K), Ontario

Don't look any further! Welcome to 131 Paperbirch Crescent, a charming detached three-level back split. Perfect for the savvy investor, the first-time homebuyer, or anyone seeking smart living options close to campus. The main floor welcomes you with a bright, south-facing living area featuring a large front window that floods the home with natural sunlight. The kitchen with breakfast area connects easily with the dining space, offering plenty of room to gather. Just a few steps up, you'll find three bedrooms and a three-piece bathroom. The walk-up basement provides a safe, separate entrance from the side of the property via the deck and bench area, making it perfect as an in-law suite, multi-generational living, or a private retreat. This level includes three additional bedrooms, a second three-piece bathroom, a kitchen with breakfast area, and a living area all with above-grade windows that bring in abundant natural light and fresh air, creating a bright and airy living environment. Located in a beautiful part of London, this home is just minutes from Western University, vibrant downtown London dining and entertainment, with local favourites like Cintro On Wellington and The Morrissey House offering stylish fare in a lively downtown setting and key green spaces like Victoria Park, Springbank Park, Storybook Gardens, the Thames Valley Parkway, and Fanshawe Lake. Health care is close at hand too, with



University Hospital and Victoria Hospital nearby. Excellent schools such as University Heights Public School, John Dearness Public School, and Sir Frederick Banting Secondary School, libraries, shops, and recreation round out a convenient and dynamic setting. This versatile property offers not just a home, but a lifestyle-blending space, natural light, and location all in one. Don't miss this incredible opportunity. Book your private showing today! (id:6289)

Essential Information

Listing #	X12396224
Price	\$749,999
Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	131 Paperbirch Crescent
Subdivision	North K
City	London North (north K)
Province	Ontario
Postal Code	N6G1L8

Amenities

Amenities	Hospital, Park, Public Transit, Schools
Utilities	Cable, Electricity, Sewer
Features	In-Law Suite
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater, All, Dishwasher, Dryer, Microwave, Two stoves, Washer, Two Refrigerators
Heating	Natural gas Forced air

Cooling	None
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick, Aluminum siding
Lot Description	50.1 x 100.3 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office	ONE PERCENT REALTY LTD.
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