

\$859,000 - 2172 Saddlerock Avenue, London North (north S)

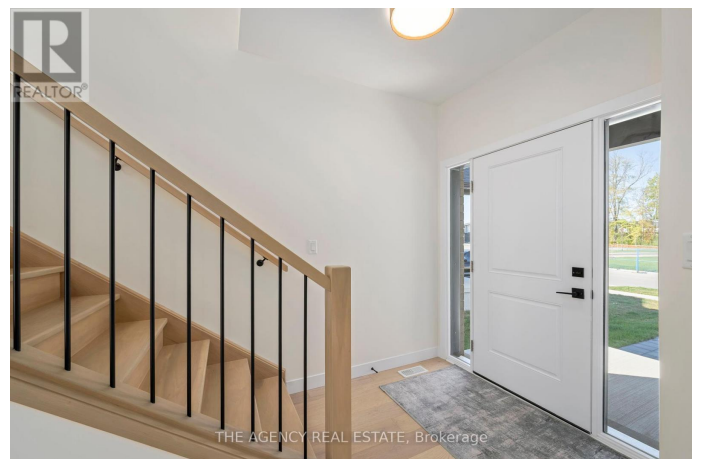
MLS® #X12462106

\$859,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

North S, London North (north S), Ontario

Situated across from a peaceful wooded forest park, 2172 Saddlerock Ave invites you to a lifestyle immersed in nature on a quiet street. Enjoy a leisurely stroll through the park, watch the kids at the playground or watch them having fun at the half basketball court, all from the comfort of your front porch. Showcasing beautiful natural-toned engineered hardwood flooring throughout the main level, staircase and upper hallway, complemented by 9 ft ceilings, a soothing colour palette and thoughtfully selected finishes enhance the feel of this home. The kitchen features quartz countertops, two-toned maple cabinetry in crisp white and natural tones, under-cabinet lighting, an extra-wide kitchen island, stainless steel appliances, and a walk-in pantry with a freezer that can convert to fridge mode. Bright and airy open-concept living and dining areas showcase impressive 8 ft 8 ft windows and 8 ft 8 ft patio doors, creating a seamless indoor outdoor connection to the premium pie-shaped yard. A powder room and inside entry from the garage add functional ease. Upstairs, discover 3 spacious bedrooms. The primary suite offers double doors, a large walk-in closet, and a 4-piece ensuite with double vanity, quartz countertops, and a luxurious tiled shower. A main 4-piece bathroom, convenient upper-level laundry, and linen closet complete the upper level. The unfinished basement offers plenty of storage and potential for



additional living space. Inviting curb appeal, paver stone driveway, double car garage with insulated doors, garage door openers and a handy exterior side door for convenience. Families will love the proximity to new schools, including Northwest Public Elementary (with childcare), and St. Gabriel Catholic Elementary, just minutes away. This nearly new home has \$30,000 + in upgrades and just under 6 years remaining on the transferable Tarion warranty. Enjoy the perfect blend of nature and a park just steps away, ideal for family fun and making lasting memories.

(id:6289)

Essential Information

Listing #	X12462106
Price	\$859,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2172 Saddlerock Avenue
Subdivision	North S
City	London North (north S)
Province	Ontario
Postal Code	N6G3W3

Amenities

Amenities	Park, Schools
Utilities	Cable, Electricity, Sewer
Features	Wooded area, Flat site, Sump Pump
Parking Spaces	4
Parking	Garage
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Water meter, Dishwasher, Dryer, Freezer, Garage door opener, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Stucco
Lot Description	36.9 x 114.9 FT ; 114.85 x 55.25 x 114.64 x 36.85
Foundation	Poured Concrete

Listing Details

Listing Office THE AGENCY REAL ESTATE



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