

# \$575,000 - 74 Kipling Avenue, London East (east I)

MLS® #X12480678

**\$575,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

East I, London East (east I), Ontario

Impeccable all brick 3 + 1 bedroom bungalow with 2 bath and fully finished basement. Note 3rd bedroom on main floor is being used as the dining room, easily can be made back to a bedroom. Fully fenced and well landscaped back yard with tool shed and patio and backs onto open space of a community park. 800 series doors and replaced windows throughout (except front bay window), shingles replaced in 2015, Furnace (2024). Fully finished basement with a separate side entrance. Great neighbourhood in Nelson Park. Presently occupied by AAA+ Tenants paying 2600CAD +utilities a month. Lease is until May 2026. Easy to show. Just a super starter/investor home. Some listing pictures are artistically rendered. (id:6289)

## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12480678     |
| Price     | \$575,000     |
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

## Community Information

Address 74 Kipling Avenue



|             |                      |
|-------------|----------------------|
| Subdivision | East I               |
| City        | London East (east I) |
| Province    | Ontario              |
| Postal Code | N5V1K2               |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Hospital, Park, Place of Worship, Schools |
| Features       | Flat site, Carpet Free                    |
| Parking Spaces | 2                                         |
| Parking        | No Garage                                 |

### Interior

|                 |                                                                                    |
|-----------------|------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Microwave, Range, Stove, Washer, Window Coverings, Refrigerator |
| Heating         | Natural gas Forced air                                                             |
| Cooling         | Central air conditioning                                                           |
| Fireplace       | Yes                                                                                |
| # of Fireplaces | 1                                                                                  |
| # of Stories    | 1                                                                                  |
| Has Basement    | Yes                                                                                |

### Exterior

|                 |             |
|-----------------|-------------|
| Exterior        | Brick       |
| Lot Description | 40 x 100 FT |
| Foundation      | Concrete    |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | CENTURY 21 FIRST CANADIAN CORP |
|----------------|--------------------------------|



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