

\$499,900 - 19 Front Avenue, Southwest Middlesex (appin)

MLS® #X12487719

\$499,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Appin, Southwest Middlesex (appin), Ontario

Welcome to 19 Front Ave, a beautifully renovated bungalow nestled in the peaceful rural hamlet of Appin, Ontario. Sitting on a generous lot this charming home has been meticulously updated, offering modern comfort with timeless appeal. Step inside to discover a warm and inviting interior where thoughtful design meets everyday functionality. The bright kitchen showcases white cabinetry, butcher block countertops, convenient pantry cupboard, and stainless steel appliances, while a peninsula with seating for two creates the perfect spot for casual meals and conversation. Just off the kitchen, a main floor laundry room provides added convenience with bonus storage. The home flows beautifully with two distinct living areas—a spacious main living room ideal for entertaining and family gatherings, plus a second flexible space perfect as a gym, family room, home office, or quiet retreat. The two well-appointed bedrooms offer comfortable private spaces, with the primary bedroom featuring a two-piece ensuite that shares convenient access to the tub and shower from the four-piece guest bathroom. Throughout the home, you'll find quality finishes and attention to detail that reflect true pride of ownership. Comfort and efficiency are guaranteed year-round with new furnace and a/c as well as insulated and encapsulated crawlspace. Outside, the expansive back deck with pergola and covered area beckons you to



relax and entertain, while a detached workshop and garden shed provide plenty of storage and hobby space. Experience the tranquility of rural living in this move-in ready home that's been lovingly maintained and cared for. Updates included but limited to: Windows 2016; Steel Roof 2020; Furnace, A/C, on demand hot water tank 2017; Septic cleaned out 2019; Electric-New Panel 2016, and new wiring in detached shop; Asphalt Driveway - 7 years ago. (id:6289)

Essential Information

Listing #	X12487719
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	19 Front Avenue
Subdivision	Appin
City	Southwest Middlesex (appin)
Province	Ontario
Postal Code	N0L1A0

Amenities

Amenities	Park, Place of Worship
Utilities	Electricity
Features	Carpet Free, Sump Pump
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
View	View

Interior

Appliances	Water Heater - Tankless, Water Heater, Water meter, Dryer, Freezer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Vinyl siding, Brick Veneer
Lot Description	140 x 98 FT ; 140.41 x 99.50 x 140.40 x 98.34
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE TRILAND REALTY



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