

# 76 Connaught Ave, London, Ontario N5Y 3A6

Residential • 1.5 Storey • Beds: 3 • Baths: 1.5 • MLS®: X9392406 • Taxes: \$2,847.35 / 2024  
Sq. Footage: 1,233 ft • Lot Size: 30' x 115'

**\$464,900**



## Property Description

Stop the car! This home has been lovingly updated throughout the years and is located in a friendly neighbourhood across from an updated park! Enjoy walking the trails with your kids and dog, or sitting on the serene benches overlooking the ponds and wildlife. Many updates include the front covered porch ('23), drain work with 20 year warranty ('23), AC/Furnace ('21), gutter guards ('23), kitchen appliances ('23), gas fireplace and beautiful wood mantle ('22), concrete patio ('24), both bathrooms updated in past 7 years, and some fresh paint (Oct '24)! Approximately 1,233 sq ft above grade plus lower level den, storage and laundry areas. Hobbyists will love the detached garage that has a heater plus air conditioner.

View virtual tour at  
**VISUAL4SALE.COM**  
Enter: **V4S#351486**



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