

\$344,900 - 205 - 549 Ridout Street N, London East (east F)

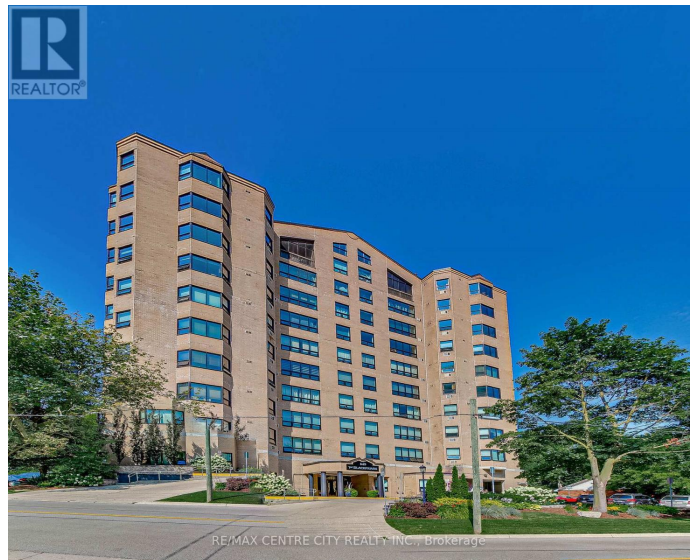
MLS® #X12485971

\$344,900

2 Bedroom, 2.00 Bathroom,
Single Family

East F, London East (east F), Ontario

Note: Possibly one of the best buys in London!! Identical, same square footage, or smaller units were sold between 2022 and 2024 for (\$527,000, \$499,000, \$470,000, \$445,000, \$429,000, \$405,000) in this building. Harris Park major Shoreline Restoration & Park Improvements (Cost approx \$2 million) on East Side of Thames River are just completed (NEW lookouts, boat launch, benches, trees, walkways), which will give a huge boost to this area, and is right down from the building. Welcome to the epitome of urban living at the Blackfriars, in the heart of Downtown, within walking distance to trendy restaurants, Grand Theatre, Covent Garden Market, (Budweiser Gardens) JLC, stunning walking and biking paths, fishing, and canoeing spots!! This nice 2-bedroom, 2-bathroom Suite with unobstructed views of Harris Park and Thames River, is one of the larger units (1244 sq ft) with a popular, flexible layout, that offers a large foyer, spacious eat-in kitchen, large living room, dining room, and den combination, Master with ensuite, in-suite laundry & storage. It combines comfort, practicality & an incredible view that stretches over the tranquil Harris Park and the serenely flowing Thames River. This lovely suite has some recent updates (newer quality engineered hardwood, and tile flooring, and newer light fixtures). The building is approx 80% owner-occupied (retired seniors, young



professionals) and, within the last 10 years has gone through major renos including (a classy, elegant rebuilt foyer with fireplace, designer's furniture, all carpeting, wallpaper, light fixtures, hardware, artwork on all floors, elevators, roof, underground parking membrane newer quality windows 2023, party room, extensive landscaping, and, security cameras on all floors & at the front, back patios and underground parking). (id:6289)

Essential Information

Listing #	X12485971
Price	\$344,900
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	205 - 549 Ridout Street N
Subdivision	East F
City	London East (east F)
Province	Ontario
Postal Code	N6A5N5

Amenities

Amenities	Park, Exercise Centre, Party Room, Visitor Parking, Separate Electricity Meters
Features	Wooded area, Irregular lot size, Elevator, In suite Laundry
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
View	River view

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters

Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Concrete

Listing Details

Listing Office RE/MAX CENTRE CITY REALTY INC.



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