

80 ELGIN STREET

LONDON, ONTARIO

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ADDITIONAL INFORMATION

MLS #: X12094537
List Price: \$450,000
Style: Bungalow
Lot Frontage: 35.09 ft
Lot Depth: 149.35 ft
Taxes: \$2,391 (2024)



CONTACT US

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Info presented herein deemed to be correct but not proven, for marketing purposes only. Info and dimensions (approx) should be verified. Details on awards and award levels can be found at www.royallepage.ca.

ROYAL LEPAGE
TRILAND REALTY
BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

OFFICE: 519.672.9880
#103-240 WATERLOO STREET
LONDON, ONTARIO



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2019-2024



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DESCRIPTION


Welcome to 80 Elgin Street a charming and affordable bungalow in the heart of South East London. This well-maintained, fully owned two-bedroom home is the perfect opportunity for first-time buyers, savvy investors, or those looking to downsize without sacrificing comfort or quality. Step inside to a smart, functional layout featuring large, sun-filled windows and easy-care laminate flooring throughout. The kitchen boasts ample cabinet space, brand new appliances, and direct access to a private patio - perfect for morning coffee or hosting friends on summer evenings. Everything in the home is owned outright, no rentals, offering peace of mind and long-term value. Pride of ownership is evident with numerous


updates, including vinyl siding, soffits, shingles, and more. Plus, enjoy the added bonus of a detached garage and parking for up to five vehicles. The expansive, fully fenced backyard is a rare find ideal for gardening, pets, or outdoor entertaining in complete privacy. Located in a quiet, family-friendly neighborhood, you'll enjoy a welcoming community atmosphere while staying close to all the essentials. With low property taxes, budget-friendly utility bills, and a location just minutes from Highway 401, public transit, parks, schools, and shopping, 80 Elgin Street blends convenience, comfort, and affordability. Don't miss your chance to own this hidden gem in one of London's most accessible and up-and-coming areas!




 Bungalow


 971.04 sq ft


 2 Bedrooms

 1 Bathroom

 South East London

 \$450,000

 Age: 100+ Years

 3+1 Parking Spots

