

Armdale/Purcell's Cove/Herring Cove

# 18 Bryden Avenue

\$479,900





### **Description**

Come see 18 Bryden a well-maintained 3-bedroom, 1.5-bathroom semi-detached home, ideally situated on a quiet street minutes from the Armdale Roundabout This unique property offers a spacious layout across three stories and over six distinct levels, providing ample room for comfortable living and entertaining, making it perfect for families of any size. The main level features a welcoming foyer that leads directly to the dining/kitchen area and a convenient half bath. Upstairs, the primary bedroom enjoys its own level, boasting two large closets and a ductless heat pump. A short flight of stairs up takes you to the main bathroom and two additional bedrooms. Descending from the main floor, you'll find a large, open living room with

direct access to the deck. The next lower level includes a spacious laundry/utility/storage room and a quiet, newly renovated office. The private basement rec room is a great getaway space and has the potential to be converted into an additional bedroom for larger households. Enjoy efficient and environmentally friendly living with included solar panels and three ductless heat pumps, ensuring year-round comfort and significantly reduced energy costs. The attached garage provides convenient parking and additional storage, complementing the well-proportioned driveway with ample off-street parking.

### **Specifications**

MLS<sup>®</sup> Number 202524112

Class Residential

Type Single Family

Bedrooms 3

Bathrooms (full/half) 1/1

Main Living Area 1,221 sq. ft.
Total Living Area 1,843 sq. ft.
Age 39 years old

Parking Driveway, space for 4 cars

Garage 1 car

Flooring Tile, Vinyl, Vinyl Plank

Heating Baseboard, Heat Pump - Ductless

Fuel Type Electric, Propane, Solar

Water Source Municipal
Sewage Disposal Municipal

#### **Room Sizes**

#### Basement

Rec Room 13'2"x16'6"

Lower Level

Den/Office 9'10"x9'11"

Laundry 8'11"x16'8"+jog

Main Floor

Family Room 13'5"x17'

Kitchen 10'2"x17'9"

Foyer 8'4"x5'6"

Bath 1 6'3"x2'7"

2nd Level

Primary Bedroom 14'7"x13'5"-jog

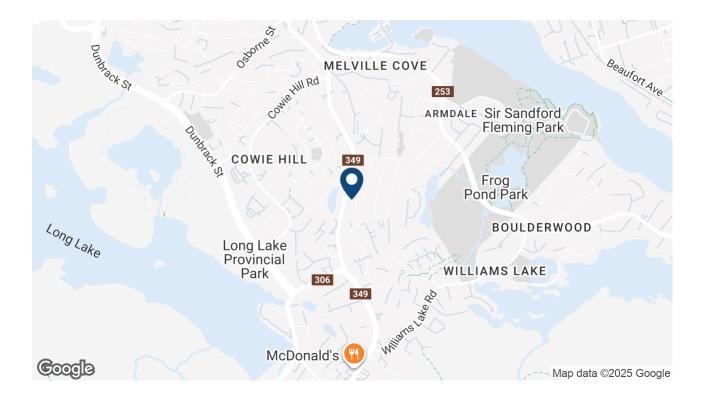
3rd Level

Bath 2 4'11"x10'1"

Bedroom 8'9"x8'4"+j

Bedroom 10'2"x8'+j

## Location



## **Photos**































