

Armdale/Purcell's Cove/Herring Cove

18 Bryden Avenue

\$479,900



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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 [®] 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"
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Lower Level

Den/Office	9'10"x9'11"
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Laundry	8'11"x16'8"+jog
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Main Floor

Family Room	13'5"x17'
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Kitchen	10'2"x17'9"
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Foyer	8'4"x5'6"
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Bath 1	6'3"x2'7"
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2nd Level

Primary Bedroom	14'7"x13'5"-jog
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3rd Level

Bath 2	4'11"x10'1"
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Bedroom	8'9"x8'4"+j
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Bedroom	10'2"x8'+j
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Location



Photos





