



1570 9th Ave E., Owen Sound

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CENTRALLY LOCATED



What a great find! A GEM of a house, centrally located and affordably priced for your budget. It's bigger than it looks! Located near the growing East side for shopping, restaurants, LCBO, YMCA, hospital, schools & college with easy highway access. Great sized lot & set back nicely from the road, this home comes complete with a double width asphalt driveway & large carport + an oversized rear deck. Inside you will find a convenient main floor layout with combined living / dining room with a cozy woodstove (2019), large eat-in kitchen with plenty of cabinets, 4-piece bath & 2 bedrooms. The finished 2nd floor loft/bedroom would make a great playroom too! Perfect office nook rounds out the upper floor. Enter through the side door from the carport that gives separate access to the lower level. Your family will enjoy the lovely finished lower space which includes a family room, workshop with storage/utility/laundry room + bonus room. Updates include roof 2019 (front portion), Woodstove 2019, water softener 2018, Central air conditioning 2017, new sump pump with back up battery 2017, High efficiency gas furnace 2016. Perfect for the first-time home buyer!



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