



# 293 Arlington Ave

Hillcrest Humewood

PRESENTED BY

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## Welcome Home



3



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1



Semi-Detached





# Property Details

Your patience and Persistence have paid off. You are buying a house this week!! Welcome home to this spacious and delightful 3-bedroom in everyone's favourite St Clair West community. Generous main floor easy flow between the living and dining rooms. Oversized eat-in kitchen plus a main floor family room with oodles of space to spread out into. The second floor features 3 well-sized bedrooms and a beautifully updated family bathroom. The lower level is big and filled with extra spaces rec room storage room separate laundry mud room with a separate entrance and an additional family bathroom. Great yard for entertaining plus a fully powered She shed or He house dealer's choice. Plus legal front pad parking. This one leaves no box unchecked hurry home! The location could not be more perfect on Arlington (hello favourite street)! Steps to the beautiful hustle & bustle of this amazing and welcoming St Clair West community. of course, enjoy all the outstanding shops restaurants local schools











# Features & Upgrades

- Living room/dining room renovation: removed walls, new floors, trim etc. 2010.
- Backyard renovation: built shed and deck - 2009
- Upstairs bathroom new tiles, cabinet, toilet, flooring - 8 years ago
- Windows replaced - approx. 6 years ago
- New flooring in basement and removal of cabinet - 2020
- Replacement of eavestroughs and downspouts - approx. 2011
- Roof replaced - approx. 6 years ago
- Washing machine replaced 2023



# Floor Plans

293 ARLINGTON AVE



SIZE AND LAYOUT ARE APPROXIMATE,  
BUYER TO VERIFY SIZES. WWW.HOUSSMAX.CA











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