



*Your Lake George Real Estate Experts!*

**Davies Davies & Associates**

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

[www.davies-davies.com](http://www.davies-davies.com)



Listing courtesy of: Tech Valley Realty Group LLC

**MLS# - 202410854 - Price: \$234,900**

189 Colonial Ave Avenue, Albany, NY

**Description:** Charming brick Ranch with updated kitchen and bath, slate roof, new Trex deck, hardwood floors. Partially finished basement with egress window, heat and a half bathroom. All newer Pella windows and central air. Large fenced yard. Desirable Buckingham Pond neighborhood. Walking distance to bus, shopping and houses of worship. Very Good Condition.



**Acres:** 0.17

**Property Type:** Residential

**School District:** Albany

**Sewer:** Public Sewer

**Property Style:** Ranch

**Exterior Features:** Drive-Paved

**Parking Spaces:** 4

**Below Ground Square Feet:** 150 **Town:** Albany

**Bedrooms:** 2

**Estimated Taxes:** \$5,291

**Heat:** Forced Air

**Basement:** Heated, Partial

**County:** Albany

**Zoning:** Single Residence

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 1

**Exterior:** Brick

**Cooling:** AC Pump



**Daniel Davies**  
NYS Licensed Real Estate  
Broker GRI, ABR,  
RSPS, SRS, C2EX  
(518) 656-9068  
[dan@daviesrealty.net](mailto:dan@daviesrealty.net)

