



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Venture Realty Partners

**MLS# - 202413306 - Price: \$199,999**

32 Frederick Ave , Albany, NY

**Description:** Super cute, move in ready, Colonie 2 BR bungalow. Fenced back yard with composite back deck. Sunny enclosed front porch. Hardwood floors. Single floor living. ( laundry in basement) Eat in Kitchen. Cozy warm efficient radiators. Navien combo unit heat & hot water (2017) . Dry basement. Property borders Roessville Pocket Park. 1 car garage. Property sold AS - all inspections welcome.



**Acres:** 0.12

**Bedrooms:** 2

**Estimated Taxes:** \$3,335

**Heat:** Hot Water, Natural Gas, Radiant

**Basement:** Full, Interior Entry, Unfinished, Other

**County:** Albany

**Interior Features:** High Speed Internet, Paddle Fan, Built-in Features, Ceramic Tile Bath, Eat-in Kitchen

**Town:** Colonie

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 1

**Exterior:** Vinyl Siding

**Cooling:** Window Unit(s)

**Property Type:** Residential

**School District:** South Colonie

**Sewer:** Public Sewer

**Property Style:** Bungalow

**Exterior Features:** Drive-Paved, Lighting

**Parking Spaces:** 5



**Daniel Davies**  
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