



*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)



©2024 Global MLS

Listing courtesy of: Howard Hanna

## **MLS# - 202413484 - Price: \$337,500**

184 Edgewood Drive, Averill Park, NY

**Description:** Lovely home nestled on almost an acre of land in Averill Park, within walking distance to the high school. Hardwood floors, Vermont casting woodstove in the LR with a metal flu installed 5 years ago. Fully appliance kitchen, corean counters, 2 pantries, eat-in kitchen with skylight, and laundry on main level. Driveway resurfaced 2 years ago, oil H/w heat in garage, 15 yr old furnace, roof 1 year young, siding 5 yrs young, shed, deck, privacy with incredible landscaping. Beautiful screen porch overlooking manicured yard framed by trees. 15 min to downtown Albany, a must see home in a great walking neighborhood close to everything!



**Acres:** 0.84

**Property Type:** Residential

**School District:** Averill Park

**Sewer:** Public Sewer

**Property Style:** Raised Ranch

**Exterior Features:** Lighting

**Parking Spaces:** 4

**Below Ground Square Feet:** 1232

**Bedrooms:** 3

**Estimated Taxes:** \$5,839

**Heat:** Hot Water

**Basement:** Finished

**County:** Rensselaer

**Interior Features:** Solid Surface Counters, Built-in Features, Eat-in Kitchen

**Town:** Sand Lake

**Bathrooms:** 2 Full

**Water:** Drilled Well

**Garage:** 2

**Exterior:** Vinyl Siding

**Cooling:** None



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

