



Your Lake George Real Estate Experts!

Davies Davies & Associates

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Listing courtesy of: Berkshire Hathaway HomeServices Blake,
REALTORS

MLS# - 202414028 - Price: \$160,000

2529 State Route 4 , Fort Edward, NY

Description: MOTIVATED SELLER, BRING OFFERS! SOLD AS-IS. Priced below assessed value, this spacious ranch invites you to bring your vision and transform it into an exceptional home. Nestled on a private lot with extensive road frontage and canal views, the property features living and family rooms, a sizable primary bedroom with three closets, an oversized full bath, a country kitchen with a breakfast bar, first-floor laundry, and ample storage space throughout. Highlights include an oversized two-car garage with attic storage, two covered porches, including an enclosed one, and a small mudroom. Enjoy the generous square footage at an unbeatable price, with public water adding to the convenience. Property overlooks Lock 7 on Canal. Cash or Rehab Loan only.

Acres: 0.98

Bedrooms: 2

Estimated Taxes: \$6,165

Heat: Hot Water, Oil

Basement: Crawl Space, Partial

County: Washington

Interior Features: Walk-In
Closet(s)

Town: Fort Edward

Bathrooms: 1 Full

Water: Public

Garage: 2

Exterior: Aluminum Siding, Wood
Siding

Cooling: None

Property Type: Residential

School District: Fort Edward

Sewer: Septic Tank

Property Style: Ranch

Exterior Features: None

Parking Spaces: 4



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