



*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: Berkshire Hathaway Home Services Blake,  
REALTORS

**MLS# - 202415304 - Price: \$299,000**

11 Venezio Avenue, Albany, NY

**Description:** Come see this lovely ranch in Guilderland! The house offers 2 bedrooms and 2 full bath rooms. The hardwood floors were refinished only two years ago, along with new carpeting in the bedroom. The living room features a big bay window, and a cozy wood burning fireplace. The den is a great additional space that could be used as a family room or playroom. The boiler was installed in 2021. Out back you'll appreciate the inviting patio providing plenty of sun but also privacy on your corner lot property. Conveniently located, only minutes from, Stuyvesant Plaza, I-90 , I-87 & Crossgates mall. Schedule your showing today!



**Acres:** 0.26

**Bedrooms:** 2

**Estimated Taxes:** \$6,555

**Heat:** Electric, Hot Water, Radiant

**Exterior:** Brick, Wood Siding

**Cooling:** None

**Interior Features:** Eat-in Kitchen

**Town:** Guilderland

**Bathrooms:** 2 Full

**Water:** Public

**Property Style:** Ranch

**Exterior Features:** Drive-Paved

**Parking Spaces:** 6

**Property Type:** Residential

**School District:** Guilderland

**Sewer:** Public Sewer

**Basement:** Full

**County:** Albany

**Zoning:** Single Residence



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

