



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Howard Hanna

## **MLS# - 202415878 - Price: \$279,550**

77 Mordella Road, Albany, NY

**Description:** Enjoy the truly fantastic location of this 3 Bedroom 1.5 Bath ranch home located in the Village of Colonie that is just minutes to Wolf Road shopping and a short walk to South Colonie Schools. Hardwood floors under carpeting, tile bathrooms plus lots of storage and a large fenced in spacious back yard. One (1) car attached garage plus additional parking space for up to four (4) more vehicles. Newer roof, approx. 8 years old, the furnace and hot water heater are just two (2) years old! Home has central A/C. All appliances are included. Property needs some TLC level work and updating. This very solid ranch home also has low taxes and is ready for you to make it yours!



**Acres:** 0.25

**Bedrooms:** 3

**Estimated Taxes:** \$3,595

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

**Basement:** Crawl Space, Other

**County:** Albany

**Zoning:** Single Residence

**Town:** Colonie

**Bathrooms:** 1 Full

**Water:** Public

**Garage:** 1

**Exterior:** Clapboard, Stone

**Cooling:** Central Air

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

**Property Type:** Residential

**School District:** South Colonie

**Sewer:** Public Sewer

**Property Style:** Ranch

**Exterior Features:** Drive-Paved,  
Lighting, Storm Door(s)

**Parking Spaces:** 5



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