



**\$250,000**

## **1 ALVA DRIVE, COLONIE, NY 12110**

<https://fallatigroup.com>

This is a great opportunity to get into North Colonie School District! 3 beds with 2 full baths, with a great open floor plan. Fantastic corner lot that is fenced for privacy. Master suite w/2 walk-in closets, cathedral ceiling and full bath. Price is reflective of work that will need to be done. Home is being sold as is.

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active

### **Basics**



**Date added:** Added 13 hours ago  
**List Office Name:** Pollay Agency Inc  
**List Agent Office Phone:** 518-852-9699  
**Living Area sqft:** 1608  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

**MLS ID:** 202525851  
**List Agent Email:** pameladaniels11@gmail.com  
**County:** Albany  
**Lot Size Acres:** 0.43 acres  
**Type:** Single Family Residence  
**Total Rooms:** 8  
**Bathrooms:** 2 baths  
**Year built:** 1956

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## Directions

**Directions:** From rt 9 to Fiddlers Ln to Alva Dr, From 155 to Fiddlers Ln to Alva Dr

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage Spaces:** 1  
**Roof:** Asbestos Shingle  
**Doors:** Sliding Doors, Storm Door(s)

**Garage:** 1  
**Basement:** Slab  
**Architectural Style:** Ranch  
**Fencing:** Vinyl

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## Interior Features

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Gas Oven, Range Hood, Refrigerator, Washer/Dryer  
**Above Grade Finished Area Source:** Assessor  
**Bathrooms Full:** 2

**Cooling:** Central Air  
**Interior Features:** High Speed Internet, Cathedral Ceiling(s), Kitchen Island  
**Laundry Features:** Main Level

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## Exterior Features



**Parking:** Driveway

**Lot Size Units:** Acres

**Lot Features:** Cleared, Corner Lot

**Exterior Features:** None

**Lot Size Area:** 0.43

## Amenities & Features

**Utilities:** Cable Connected

**Water:** Public

**Sewer:** Public Sewer

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,935

**Special Listing Conditions:** Standard

## School Information

**High School:** Shaker HS

**High School District:** North Colonie (including Maplewood)

