



**\$299,000**

## **10 KNADLER DRIVE, COLONIE, NY 12110**

<https://fallatigroup.com>

Well-maintained 3-bedroom home in the desirable North Colonie School District. Featuring hardwood floors, central air, a full basement, attached garage and a brand new roof (March 2026). Enjoy a large, flat backyard from the spacious deck or relax in the beautiful 3-season screened porch. Tucked away on a quiet cul-de-sac, this is a great opportunity to get into a sought-after location at an approachable price point.

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Pending

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### **Basics**



**Date added:** Added 1 week ago  
**List Office Name:** Field Realty  
**List Agent Office Phone:** 518-859-4947  
**County:** Albany  
**Lot Size Acres:** 0.25 acres  
**Type:** Single Family Residence  
**Total Rooms:** 6  
**Bathrooms:** 1 bath  
**Year built:** 1961

**MLS ID:** 202614964  
**List Agent Email:** johannasellshouses@gmail.com  
**Days On Market:** 6  
**Living Area sqft:** 1025  
**Category:** Residential  
**Status:** Pending  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths

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## Directions

**Directions:** Rte 7, west of Burns Whitney estates

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## Building Details

**Construction Materials:** Vinyl Siding  
**Garage:** 1  
**Garage Spaces:** 1  
**Roof:** Asphalt  
**Fencing:** Back Yard  
**Patio & Porch:** Rear Porch, Screened, Deck, Patio, Porch  
**Attached Garage:** 1  
**Basement:** Full, Interior Entry, Sump Pump, Unfinished  
**Architectural Style:** Ranch

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## Interior Features

**Floor Covering:** Hardwood, Laminate  
**Cooling:** Central Air  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 1  
**Heating:** Forced Air, Natural Gas  
**Appliances:** Built-In Electric Oven, Dishwasher, Dryer, Range Hood, Refrigerator, Washer  
**Laundry Features:** In Basement



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## Exterior Features

**Parking:** Attached, Paved

**Lot Size Units:** Acres

**Lot Features:** Level, Cul-De-Sac, Garden, Landscaped

**Exterior Features:** Garden

**Lot Size Area:** 0.25

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## Amenities & Features

**Sewer:** Public Sewer

**Water:** Public

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## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$4,031.43

**Tax Lot:** 53.000

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 18.02

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## School Information

**High School:** Shaker HS

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

