



\$320,000

## 1847 WESTERN AVENUE, GUILDERLAND, NY 12203

<https://fallatigroup.com>

- 3 beds
- Single Family Residence
- Residential
- Active

Well-maintained and beautiful brick home, conveniently located near local shopping, restaurants, and entertainment! Featuring original wood floors throughout and charming built-ins, this home exudes warmth and character. The kitchen offers ample work, storage, and dining space. The main floor boasts a cozy living room with wood fireplace, two spacious bedrooms and a full bathroom. Upstairs offers potential as an in-law suite with a private exterior entry, a third bedroom, full bath & extra living or working space. The roof and water heater are only three years old. Clean, dry basement offers the possibility of being transformed into additional living space. A detached garage provides extra storage space. Enjoy spending time in the fenced-in, treed with a firepit. Come see this beauty!

---

### Basics



**Date added:** Added 2 months ago  
**List Office Name:** Romeo Team Realty  
**County:** Albany  
**Lot Size Acres:** 0.14 acres  
**Type:** Single Family Residence  
**Total Rooms:** 9  
**Half baths:** 0 half baths

**MLS ID:** 202422028  
**List Agent Email:** michelle@romeoteamrealty.com  
**Living Area sqft:** 1689  
**Category:** Residential  
**Status:** Active  
**Bedrooms:** 3 beds  
**Year built:** 1946

---

## Directions

**Directions:** 87 south to the end of the highway and take a right onto western av. House on the right after gipp rd and just before York rd!

---

## Building Details

**Construction Materials:** Aluminum Siding, Brick  
**Garage Spaces:** 1  
**Roof:** Asphalt  
**Fencing:** Fenced

**Garage:** 1  
**Basement:** Full, Sump Pump  
**Architectural Style:** Cape Cod

---

## Interior Features

**Floor Covering:** Ceramic Tile, Laminate, Wood  
**Cooling:** Window Unit(s), None  
**Fireplace:** 1  
**Interior Features:** High Speed Internet, Paddle Fan, Built-in Features, Eat-in Kitchen  
**Laundry Features:** In Basement  
**Bathrooms Total:** 2

**Heating:** Forced Air, Natural Gas  
**Appliances:** Dishwasher, Range, Range Hood, Refrigerator  
**Fireplace Features:** Living Room, Wood Burning  
**Above Grade Finished Area Source:** CRS  
**Bathrooms Full:** 2



---

## Exterior Features

**Parking:** Detached, Driveway

**Lot Size Units:** Acres

**Lot Features:** Level, Landscaped

**Exterior Features:** Drive-Paved, Lighting

**Lot Size Area:** 0.14

---

## Amenities & Features

**Sewer:** Public Sewer

**Electric:** 200+ Amp Service

**Water:** Public

---

## Additional

**Buyer Agency Compensation:** 2.50

**Sub Agency  
Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

---

## Financial

**Special Listing Conditions:** Standard

**Tax Block:** 2

**Tax Tract:** 52.09

**Tax Annual Amount:** \$5,854.66

**Tax Lot:** 41.000

---

## School Information

**Elementary School:** Guilderland

**High School District:** Guilderland

**High School:** Guilderland

