



## 2209 BALLTOWN ROAD, NISKAYUNA, NY 12309

<https://fallatigroup.com>

**\$269,900**

- 3 beds
- Single Family Residence
- Residential
- Pending

Situated on nearly a quarter of an acre lot in the desirable Niskayuna School District, this colonial could easily be turned into your dream home! The first floor features a formal living room, family room with slider to backyard, dining room, and eat-in kitchen. Three bedrooms on second floor. There is no lack of off street parking here with a large triple-wide driveway and a two car garage. Brand new furnace just installed in December 2024. Pick your own material, color, and design for the deck off the family room which is already framed and ready for your finishing touches! Close proximity to schools, grocery stores, post office, library, and Nott St. shopping plazas. Just minutes to hospital, GE R&D, KAPL, E-One, [...]

### Basics



**Date added:** Added 1 month ago

**MLS ID:** 202510247

**List Agent Email:** moskowitzrealestate@gmail.com

**Days On Market:** 4

**Living Area sqft:** 1515

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Year built:** 1988

**Contingency:** Contingent - Continue to Show

**List Office Name:** Renovo Real Estate

**List Agent Office Phone:** 518-435-5799

**County:** Schenectady

**Lot Size Acres:** 0.24 acres

**Type:** Single Family Residence

**Total Rooms:** 7

**Half baths:** 1 half bath

## Directions

**Directions:** GPS

## Building Details

**Construction Materials:** Vinyl Siding

**Attached Garage:** 1

**Basement:** Unfinished

**Architectural Style:** Colonial

**Garage:** 1

**Garage Spaces:** 2

**Roof:** Asphalt

## Interior Features

**Heating:** Forced Air, Natural Gas

**Appliances:** Gas Water Heater, Refrigerator

**Bathrooms Full:** 1

**Cooling:** Central Air

**Above Grade Finished Area Source:** CRS

**Bathrooms Total:** 2

## Exterior Features



**Parking:** Attached, Driveway, Garage Door Opener, Paved

**Lot Size Units:** Acres

**Exterior Features:** Drive-Paved

**Lot Size Area:** 0.24

## Amenities & Features

**Sewer:** Public Sewer

**Security Features:** Security System

**Water:** Public

## Financial

**Possession:** At Closing

**Tax Annual Amount:** \$6,823.28

**Tax Lot:** 6.011

**Special Listing Conditions:** Estate

**Tax Block:** 6

**Tax Tract:** 40.10

## School Information

**High School:** Niskayuna

**High School District:** Niskayuna

