



\$337,131.30

40 BALLSTON AVENUE, BALLSTON SPA, NY 12020

<https://fallatigroup.com>

Classic 1896 Victorian on a Rare Oversized Corner Lot in the Village of Ballston Spa. This authentic Victorian offers timeless character, generous space, and an exceptional village setting. Original details shine throughout, including high ceilings, classic woodwork, a grand staircase, and inviting front and back porches. A large walk-up attic provides exciting future potential for additional living space, studio, or storage. Key mechanical updates have already been completed, including a new gas furnace and central air system (2024), new water heater, and a full roof replacement (2022), along with an updated main bath—providing a solid foundation for the next owner. What truly sets this property apart is the included bonus rear lot, creating a rare amount of outdoor space in a village [...]

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

Basics



Date added: Added 5 days ago

List Office Name: KW Platform

List Agent Office Phone: 518-281-6808

County: Saratoga

Lot Size Acres: 0.47 acres

Type: Single Family Residence

Total Rooms: 7

Bathrooms: 2 baths

Year built: 1896

MLS ID: 202610624

List Agent Email: scottvarley@kw.com

Days On Market: 4

Living Area sqft: 1496

Category: Residential

Status: Active

Bedrooms: 4 beds

Half baths: 1 half bath

Directions

Directions: From Ballston Spa High School, head north on Ballston Avenue, pass McMaster Street, and continue toward West High Street—the home will be on the left just before West High Street.

Building Details

Construction Materials: Clapboard, Shingle Siding, Wood Siding **Patio & Porch:** Rear Porch, Front Porch

Basement: Full, Interior Entry

Roof: Shingle

Architectural Style: Victorian

Interior Features

Floor Covering: Hardwood, Laminate, Parquet, Wood

Heating: Forced Air, Natural Gas

Cooling: Central Air

Appliances: Built-In Electric Oven, Gas Water Heater, Oven, Range, Refrigerator

Fireplace: 1

Interior Features: Wall Paneling, Eat-in Kitchen

Above Grade Finished Area Source: CRS

Bathrooms Full: 1



Exterior Features

Parking: Driveway, Off Street, Paved

Exterior Features: Drive-Paved, Garden

Lot Size Units: Acres

Lot Size Area: 0.47

Lot Features: Level, Road Frontage, Sloped, Cleared, Corner Lot, Garden, Irregular Lot

Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: Circuit Breakers

Financial

Special Listing Conditions: Standard

Tax Annual Amount: \$3,605.91

Tax Block: 1

Tax Lot: 18.000

Tax Tract: 216.39

School Information

High School: Ballston Spa

High School District: Ballston Spa

