



**\$279,000**

## **9 AHL AVENUE, COLONIE, NY 12205**

<https://fallatigroup.com>

Enjoy your mornings in the bright and inviting 3-season room, and unwind in the evening in the spacious backyard — perfect for entertaining or relaxing. Inside, rich hardwood floors flow throughout, adding warmth and character to every space. This home offers peace of mind with major updates already taken care of: a newer roof, stainless steel kitchen appliances, furnace, and hot water tank — all replaced within the last six years. Located in the highly desirable Roessleville neighborhood, you're just minutes from Central Avenue's shopping, dining, grocery stores, and parks, with easy access to South Colonie schools. Move-in ready and full of charm — schedule your private showing today and see all that 9 Ahl Avenue has to offer!

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

### **Basics**



**Date added:** Added 2 weeks ago

**List Office Name:** Cornwell R E LLC

**List Agent Office Phone:** 518-334-3444

**County:** Albany

**Lot Size Acres:** 0.14 acres

**Type:** Single Family Residence

**Total Rooms:** 8

**Bathrooms:** 2 baths

**Year built:** 1929

**MLS ID:** 202523678

**List Agent Email:** tcornwell@cornwellsells.com

**Days On Market:** 9

**Living Area sqft:** 900

**Category:** Residential

**Status:** Pending

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

## Directions

**Directions:** Turn right off central onto AHL. The home is across from a mobile home park.

## Building Details

**Construction Materials:** Drywall, Vinyl Siding

**Attached Garage:** 1

**Basement:** Full, Interior Entry, Slab, Unfinished

**Windows:** Double Pane Windows

**Architectural Style:** Bungalow

**Garage:** 1

**Garage Spaces:** 1

**Roof:** Asphalt, Shingle

**Property Condition:** Updated/Remodeled

**Fencing:** Chain Link, Perimeter

## Interior Features

**Floor Covering:** Wood

**Cooling:** None

**Interior Features:** Paddle Fan

**Laundry Features:** In Basement

**Heating:** Forced Air, Natural Gas

**Appliances:** Ice Maker, Dishwasher, Dryer, Electric Oven, Gas Water Heater, Microwave, Range, Refrigerator, Washer

**Above Grade Finished Area Source:** CRS

**Bathrooms Full:** 1



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## Exterior Features

<b>Parking:</b> Attached, Driveway, Off Street, Paved	<b>Exterior Features:</b> Drive-Paved, Lighting
<b>Lot Size Units:</b> Acres	<b>Lot Size Area:</b> 0.14

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## Amenities & Features

<b>Sewer:</b> Public Sewer	<b>Water:</b> Public
<b>Electric:</b> 100 Amp Service, Circuit Breakers	<b>Security Features:</b> Smoke Detector(s), Carbon Monoxide Detector(s)

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## Financial

<b>Possession:</b> At Closing	<b>Special Listing Conditions:</b> Standard
<b>Tax Annual Amount:</b> \$4,000	<b>Tax Block:</b> 2
<b>Tax Lot:</b> 51.000	<b>Tax Tract:</b> 42.18

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## School Information

<b>Elementary School:</b> Roessleville ES	<b>High School:</b> Colonie Central HS
<b>High School District:</b> South Colonie	

