



# 36116 Western Road West Devon Prince Edward Island

\$324,900

Here is a very well maintained 3 bedroom home with attached 2 car garage on a 1.96 acre mature treed lot which is very nicely landscaped. There is a double paved driveway with a large parking space area and a storage shed and another detached garage in back yard. The home's interior has a large eat in kitchen with lots of cupboard space and appliances were replaced in 2019. A large comfortable living room is off of the kitchen. There are 3 bedrooms on second level and a full bath, large primary bedroom with double closets. This home has a bath and half with main floor laundry. The roof shingles are new with warranty and the windows were replaced in 2019. The home is heated with separate wood and oil furnaces and wood furnace was newly rebuilt and the electrical panels were replaced and upgraded and there is back up generator panel in place. The attached garage has a finished interior and the floor is finished with epoxy, great place for the toys. This is a nice home on a large lot with no real close neighbours and only a short drive to town of O'Leary for amenities and beaches and golf course all only short drive away. This will be a great family home and has had lots of updates and always well maintained. The Furnishings can be included at an additional cost to the buyer. (id:6769)

- Primary Bedroom 9 x 16.5
- Bedroom 10.3 x 10.5
- Bedroom 9.5 x 12
- Bath (# pieces 1-6) 5 x 13
- Kitchen 18.10 x 13.10

- Living room 13.10 x 21.3
- Porch 6 x 5
- Bath (# pieces 1-6) 5 x 8.7
- Mud room 8 x 8

Listing Presented By:



Originally Listed by:  
CENTURY 21 NORTHUMBERLAND REALTY

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