

# 2422 EDITH AVENUE BURLINGTON



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# Welcome to 2422 EDITH AVENUE

On a beautiful court setting in the heart of south Burlington is this tastefully updated 2+1 bed/2 bath bungalow. With professionally landscaped grounds, a gorgeous updated pool, open concept main floor and a custom kitchen with low voltage electronic drawers that are simply mesmerizing, this home is sure to please the most discerning buyer. The updates are numerous including main floor windows (2018), furnace (2015), pool liner (2019), and heater/filter/pump (2018). You are literally steps to Central Park, Central Arena and Central Library and you are about 2 minutes by car to everything downtown Burlington has to offer. All you have to do is move in!



62 x 116.54 Feet



\$4,807 in 2020



2+1



2





The entrance in to this Burlington home is very welcoming and opens up right into the lovely living space featuring a stunning brick fireplace. The large windows throughout the home allow for tons of natural light to flow throughout.



## Bright & Updated

This stunning kitchen was updated in 2015 with gorgeous finishes and tons of cabinet space. It opens up to the dining space featuring a sliding glass door to the backyard oasis.



## Extra Living Space

The lower level is complete with a family room, cozy bedroom featuring a wood stove and it's own 3 piece ensuite bathroom and a laundry room.





## Room Measurements

### MAIN LEVEL

Dining Room	11' x 9'10"
Living Room	22' x 12'10"
Eat-in Kitchen	13'11" x 10'
Master Bedroom	14'6" x 11'2"
Bedroom	12' x 11'4"
Bathroom	4 Piece

### LOWER LEVEL

Family Room	21' x 13'
Games Room	23'10" x 8'3"
Bedroom	15'6" x 13'2"
Bathroom	3 Piece
Laundry	12' x 12'

# Schools

## Catholic Schools

St. Paul Catholic Elementary School  
Assumption Catholic Secondary School

## Public Schools

Tecumseh Elementary School  
Burlington Central High School





**DREW WOOLCOTT**  
Broker of Record

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