

WELCOME TO
1863 Ballymote Avenue



WOOLCOTT
REAL ESTATE



Where Family Life Thrives

Classic red brick family home in the heart of North London's sought-after Ballymote Neighbourhood! Tucked into one of Northeast London's most desirable communities, renowned for its quality builds, lush green spaces, proximity to top-rated schools and the Stoney Creek Community Centre & YMCA just minutes away; this home checks every box for families who want it all.

Step inside to a soaring, sunlit foyer where rich hardwood floors flow throughout the main and upper levels, a distinct formal dining room with crown moulding and a beautiful open-concept living area with a wall of oversized windows and transoms, smooth ceilings with pot lights and a gas fireplace anchoring the great room.





2,412 Sq. Ft.



\$9,132 / 2025



4+1



3+1





Made for Everyday Living

The kitchen impresses with white cabinetry, contrasting island, pendant and under-valence lighting, granite counters, stainless appliances, an oversized double porcelain apron sink and a walk-in pantry; all open to the oversized family room, keeping everyone connected whether you're hosting or relaxing.





Space To Unwind

The fantastic second floor delivers a generous primary suite with a luxurious five-piece ensuite and double sinks, with all levels benefiting from the look-out lot's above-grade lower-level windows.





Flexible Lower Level

The finished basement extends your living space with a wet bar, three-piece bathroom and a versatile bedroom or home office.

With parks, trails, the Llyndinshire Golf & Country Club, everyday shopping at Stoney Creek Commercial Centre and easy access to Adelaide and Highbury all within minutes, this location truly delivers the full package.





Backyard Bliss

Covered two-storey entrance and elongated driveway offer parking for six cars, all set on an extra-large, deep lot that is fully fenced and features a show-stopping backyard with a deck with glass and aluminum railing, stamped concrete patio, gazebo, rear shed, thoughtful landscaping and stonescaping, lush lawn and a dedicated play area.



Room Measurements

MAIN LEVEL

Family Room	19'8" X 15'4"
Dining Room	10'6" X 14'10"
Kitchen	18'8" X 15'4"
Bathroom	2 Piece

UPPER LEVEL

Primary Bed	16'1" X 15'10"
Ensuite	5 Piece
Bedroom	11'6" X 11'9"
Bedroom	10'5" X 15'4"
Bedroom	10'9" X 14'10"
Bathroom	4 Piece

LOWER LEVEL

Rec Room	36'3" X 15'4"
Bedroom	17'3" X 11'5"
Bathroom	3 Piece
Utility Room	6'9" X 6'7"



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