

Property Client Full

710 Adelaide Street N, London, Ontario N5Y 2L5

Listing

710 Adelaide St N London

Active / Residential Freehold / Duplex

MLS®#: X12867944

List Price: **\$199,000**

New Listing

Middlesex/London East/East G



Tax Amt/Yr: **\$3,940.00/2026** Transaction: **Sale**
 SPIS: **No** DOM: **2**
 Legal Desc: **PART LOT 1 PLAN 422(3RD) AS IN 699181 LONDON**

Style: **1 1/2 Storey** Rooms Rooms+: **4+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range: **1100-1500**
 Storeys: **1.5** SF Source: **Estimated**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **32.00** Fronting On: **E**
 Lot Depth: **150.00**
 Lot Size Code: **Feet**
 Zoning: **H-AC4**
 Dir/Cross St: **Adelaide between Piccadilly St & McMahon St**

PIN #:	082790055	ARN #:	393603015008400	Contact After Exp:	No
Holdover:	60	Possession Date:	2026-04-27		
Possession:					
Kitch Kitch +	2 (2+0)	Exterior:	Alum Siding	Utilities:	Gas, Hydro, Sewers,
Fam Rm:	No	Garage:	No		Cable, Telephone
Basement:	Yes/Unfinished	Gar/Gar Spcs:	None/0.0	Water:	Municipal
Fireplace/Stv:	No	Drive Pk Spcs:	2.00	Water Supply Type:	
Interior Feat:	Carpet Free	Tot Pk Spcs:	2.00	Water Meter:	
Parking Feat:	Private	Pool:	None	Waterfront Feat:	
Heat:	Forced Air	Room Size:		Waterfront Struc:	
Heat Source:	Gas	Rural Services:		Well Capacity:	
A/C:	/None	Security Feat:		Well Depth:	
Central Vac:	No			Sewers:	Municipal
Retirement:	No	Waterfront:		Special Desig:	Unknown
Property Feat:	Public Transit	Easements/Restr:		Farm Features:	
Roof:	Asphalt Shingle	Dev Charges Paid:		Winterized:	Fully
Foundation:	Block	Lot Shape: Rectangular			
Soil Type:					
Waterfront Y/N:	No	Remarks/Directions			
Water Struct:					
Under Contract:				HST App To SP:	Not Subject to HST
View:				Lot Size Source:	GeoWarehouse

Client Rmks: **Property is being auctioned by North American Auctioneers through an on line bidding process at www.northamericauctioneers.com. For auction info please also refer to North American Auctioneers website. Property was recently renovated but now requires windows and doors and other work. Previous renovations included new kitchens, bathrooms, new floors. Large deep lot with parking in the back for 4-5 cars. Great start home with mortgage helper or duplex investment. The front 1+1 bedroom unit was previously rented for \$1750/month (furnished rental) and the back main-floor 1 bedroom 1.5 bath unit was rented for \$1395/month (furnished). Excellent location at Adelaide & Oxford close to downtown, Fanshawe & Western University. Current Legal use converted by permit is residential duplex, but lots of potential in the zoning. Property is under power of sale and will be sold in as is where is condition. Please contact listing brokerage for appointment view.**

Inclusions: **2 fridge, 2 stove in as in condition**

Listing Contracted With: **ANCHOR REALTY 519-672-6604**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	4.29 M X 3.25 M	14.07 Ft x 10.66 Ft		
Kitchen	Main	5.05 M X 3.3 M	16.56 Ft x 10.82 Ft		
Living Room	Main	4.62 M X 3.15 M	15.15 Ft x 10.33 Ft		
Primary Bedroom	Main	2.95 M X 2.92 M	9.67 Ft x 9.58 Ft		
Primary Bedroom	Second	3.76 M X 3.66 M	12.33 Ft x 12.00 Ft		
Bedroom	Second	3.6 M X 2.8 M	11.81 Ft x 9.18 Ft		
Bathroom	Main			3	
Bathroom	Main			3	
Bathroom	Main			2	