

# **\$580,000 - 46 N Edgewater Ave, YARDLEY**

MLS® #PABU2048900

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## **\$580,000**

6 Bedroom, 2.00 Bathroom, 2,808 sqft  
Residential on 0 Acres

NONE AVAILABLE, YARDLEY, PA

New exterior drainage system, new rear porch, new front and rear porch roofs, and much more! Rare opportunity to live on the canal in Yardley Borough. Walk out your front door and onto the towpath from this picturesque, vintage Colonial located on a premier lot within steps to the 'Boro' and it's array of delicious restaurants, pubs and shopping. Currently utilized as a duplex, there are so many possibilities to consider - convert to a single, live on one side and rent the other or keep as an investment property... Incredibly spacious, mirrored floorplan with large great room, dining room and kitchen; featuring a fireplace, hardwood floors, updated kitchen and bath and an abundance of natural sunlight through the many windows and doors. An enclosed porch runs the length of the front of the home offering unobstructed views of the canal. Upstairs, per unit; you will find a newer full bathroom, 3 nice size bedrooms, and an attic area for storage. The large rear yard offers outdoor entertaining and is enclosed by a hedge providing privacy for entertaining. Included is a 3 car garage that sits to the rear of the property. Convenient to Philadelphia, NYC, Princeton and eclectic New Hope; 46 N. Edgewater is the embodiment of small town Bucks County living. Don't miss this rare opportunity to own a home on the canal in Yardley Borough!

Built in 1900



## Essential Information

MLS® #	PABU2048900
Sold Price	\$580,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	2,808
Acres	0.33
Year Built	1900
Type	Residential
Sub-Type	Detached
Style	Colonial
Status	Closed
Sold Date	June 30th, 2023

## Community Information

Address	46 N Edgewater Ave
Area	Yardley Boro (10154)
Subdivision	NONE AVAILABLE
City	YARDLEY
County	BUCKS-PA
State	PA
Zip Code	19067

## Amenities

View	Canal
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## Interior

Heating	Forced Air
Cooling	None
# of Fireplaces	2
# of Stories	2
Stories	2.5 Story

## Exterior

Exterior	Frame
Foundation	Concrete Perimeter

## School Information

District                      PENNSBURY

**Additional Information**

Zoning                      R2

**Listing Details**

Listing Office              Coldwell Banker Hearthside

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