



## 640 45TH STREET SOUTH



**\$485,000**

Bedrooms: 3    Full Baths: 3    Half Baths: 0    Levels: 2+ Story    Square Feet: 2,055    MLS#: 1315505

### PROPERTY DESCRIPTION

Fully renovated in 2019. New open floor plan, each bedroom with its own on-suite bathroom. Brand new high-efficiency HVAC, standing seam metal roof, giant deck with gas outlet and views of the Downtown Skyline, all new electrical and plumbing throughout, tankless water heater, all appliances included, comes fully furnished! Located on a quiet street in Avondale, this 3 bed/3 bath bungalow is minutes from UAB, Downtown and all things bustling in Avondale. Fantastic front porch for relaxing after work. Home has new hardwood floors throughout. Spacious living room with built-ins, multiple windows for great natural light and a wood burning fireplace for chilly nights. Kitchen has built-in dishwasher, gas range and plenty of cabinet space with walk in pantry. Glass French doors in the kitchen and dining rooms open up to the back deck. Walking distance to Avondale Park, the library, Cahaba brewery, and to all the entertainment of 41st St.



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