



715 45TH STREET SOUTH



\$439,900

Bedrooms: 3 Full Baths: 1 Half Baths: 1 Levels: 1 Story Square Feet: 1,436 MLS#: 21403950

PROPERTY DESCRIPTION

One of the most private and quiet home lots that's still walking distance to all of Avondale including the park, restaurants, breweries, and several live music venues. Very short side-streets commute to all of Southside, UAB, and financial district. Great neighborhood with personable and warm community of neighbors. Meticulously restored by a local firm, Erin Rose Interiors, this 1930's cottage is full of high-end finishes and details. Private off-street parking was added with a private entrance to a comfortable backyard, ready for entertaining with outdoor fireplace and smoker. Mature pear trees line the path to back entrance into mudroom. Living room in front of house is well elevated from street with nice porch with sunset views. Fully renovated kitchen and bathroom, with an additional half bath for guests. For accepted offers during 12/2024, seller to pay 1% of buyer's loan amount to help with closing costs, or "buy down" your lenders interest rate for lower monthly payment.



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