



2254 AMELIA

Sidney



2254 Amelia Avenue

SUMMARY OVERVIEW



LISTING PRICE:

\$989,000



LIVING AREA:

2,586 sq. ft.



BEDROOMS:

5



BATHROOMS:

3

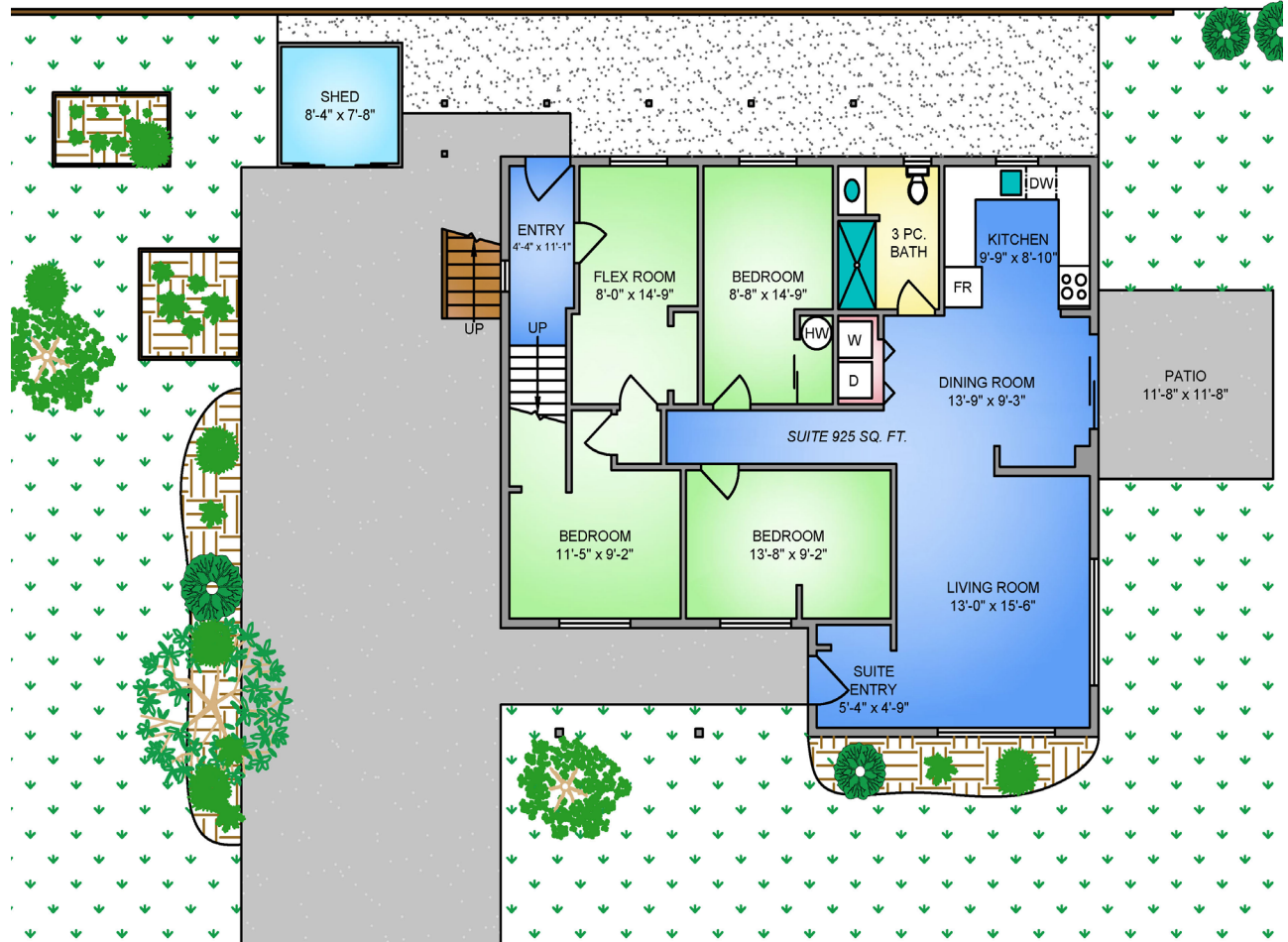


Perfectly positioned on a flat and sunny 6,222 sq.ft. corner lot in the heart of Sidney. Just a short walk to schools, shops, parks, and transit, this property offers exceptional convenience and lifestyle. With 5 bedrooms plus an office and 3 bathrooms—including a self-contained 2-bedroom suite—this versatile home presents a great opportunity for investors, multi-generational living, or future redevelopment. Inside, you'll find large windows that flood the space with natural light, an open-concept kitchen with abundant storage, and a generous primary bedroom complete with a 2-piece ensuite. The outdoor space is just as impressive, featuring mature fruit and vegetable gardens, a flat yard ideal for kids or entertaining, and ample parking. Zoned R-2, this property allows for a single-family home with suite, duplex, or up to four dwellings (buyer to confirm with the Town of Sidney). Don't miss this opportunity to own in a vibrant, family-friendly neighborhood!



Property Floorplan

Main	1,293 sq. ft.
Second	1,293 sq. ft.
TOTAL AREA	2,586 sq. ft.
Deck/Patio	349 sq. ft.



* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS

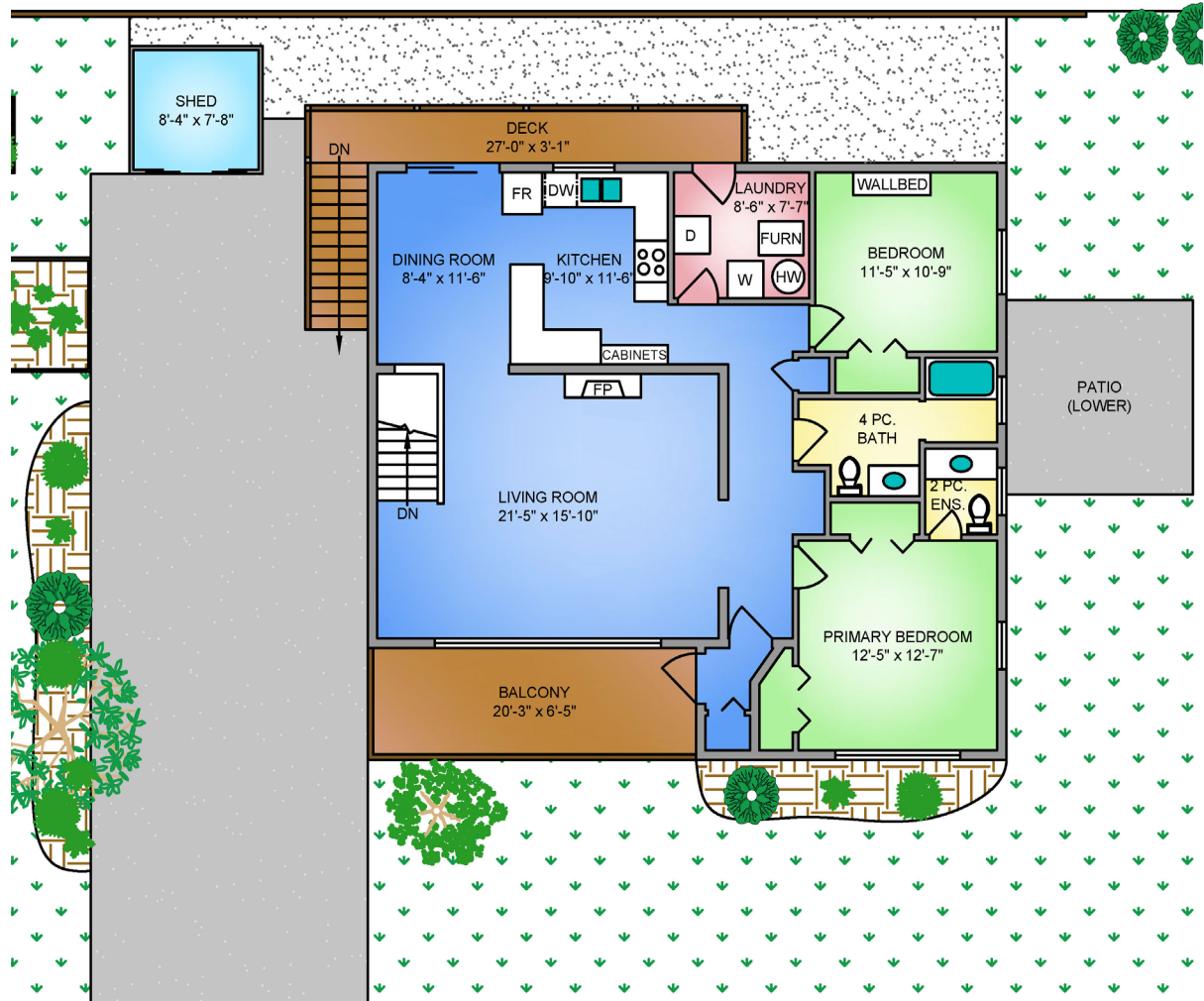


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Property Photos

EXTERIOR





Property Photos

KITCHEN





Property Photos

INTERIOR





Property Photos

SUITE





Property Photos

EXTERIOR

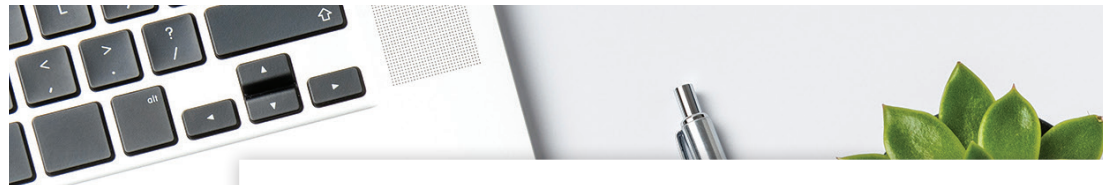




Location

(GIS) MAPPING







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