

David Phaff & Associates at RealtyUSA is pleased to offer

47 Keeler Drive, Albany

A Charming Two Bedroom Ranch Bursting with Potential



- 733 Sq Ft, 2 BR, 1 BA
- 1 Car garage
- Convenient location, close to bus lines, schools and more
- Nice level lot and attractive front yard
- Affordably priced

A little elbow grease could go a long way with this charming ranch. Sitting on a nice lot in a great location, this home has “good bones” and is perfect for someone creative and on a budget.

The quaint kitchen is fully functional with some updates. The dining area is open, and it features built-in shelving. The living area is spacious and a large window makes the space airy and bright.



456-5333

After Hours, Ext 5555

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Information contained herein is deemed reliable but is not guaranteed.

**David
Phaff**

& ASSOCIATES at

**RealtyUSA
.com**

Real People, Real Service, Real Estate!

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(Left) You'll also discover two spacious bedrooms with ample closet space and a full bath with ceramic tile and updated cabinetry.

* It is the owner's intention to have the interior and exterior painted.

(Below) A convenient laundry nook is a great space saver.

Room Dimensions

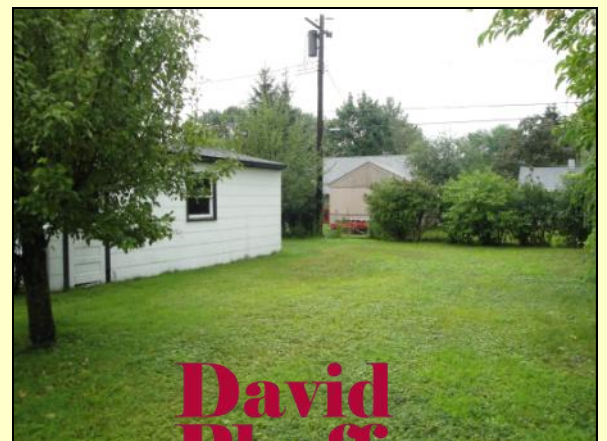
Kitchen	7-1 x 7-9
Dining Area	5-9 x 8-3
Living Room	12-10 x 17
Bedroom 1	8-9 x 11-5
Bedroom 2	10-8 x 12
Full Bath	4-8 x 6-9
Utility	5 x 6-4



Other Details

Lot Size	50' x 117.5'
Heating System	Hot Water, Baseboard
Heating Fuel	Natural Gas
Roof	Asphalt Shingle
Exterior	Cement Fiber Board
Water & Sewer	Public
Taxes	Town \$ 517
	School \$ 2829 (no STAR)
School District	Albany
Appliances Included:	Range w/ Oven
	Refrigerator
	Washer and Dryer

The back yard is a good size, green and level. Great for gardening, barbeques and more.



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