



\$ 339,900



11 Angel Avenue, York, ME 03909

- » Beds: 3 | Baths: 1 Full
- » MLS #: 1509951
- » Single Family | 1,236 ft<sup>2</sup> | Lot: 6,970 ft<sup>2</sup>
- » More Info: [11AngelAve.IsForSale.com](http://11AngelAve.IsForSale.com)



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Coldwell Banker Yorke Realty  
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 York, ME 03909

ONLY 1-MILE TO YORK HARBOR BEACH AND 1.5-MILES TO LONG SANDS BEACH! This appealing New Englander could be the perfect 2<sup>nd</sup> home, income property or a great starter home at an affordable price in York, Maine. Located on a dead-end street featuring public water and sewer and close proximity to York Village and all its amenities. This home offers an updated kitchen with newer appliances that were replaced in 2019, a dedicated dining room, a large living room and a bonus flex room that could be an office or family room. The 3-season mudroom off the back welcomes you in to the home off the gravel driveway and gives that convenient extra space for all your coats and bags, shoes and boots to help stay organized. Covered front porch keeps you dry from the weather if you prefer entering through the front door. You'll find three bedrooms (lower than average ceiling heights on 2<sup>nd</sup> level) and a shared oversized full bathroom on the 2<sup>nd</sup> level as well as the stackable laundry area. The modest yard was updated recently with new soil and seed, trimming, mulch and

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