

**MLS #: R2816806A (Active) List Price: \$269,900**

**2504 Shadyside Ave Huntingdon, PA 16652**



**House Style:** 1 Story, 1-1/2 Story  
**Bedrooms:** 4  
**Full Baths:** 1  
**Half Baths:** 1  
**3/4 Baths:** 1  
**Total Baths:** 3.00  
**Apx Year Built:** 1960  
**Above Grade SqFt:** 1802  
**Below Grade SqFt:**  
**Total SqFt:** 1802  
**Garage Stalls:**  
**Garage Type:** Carport

**Unit #:**  
**Area:** Huntingdon Area  
**Region:** 5th Wd Hunt  
**County:** Huntingdon  
**Zoning:** Res Suburb  
**Flood Zone:** Y Id/ N hse  
**Apx Acreage:** 0.26  
**Frontage Feet:**  
**Depth Feet:**  
**Mobile/Mfg Home:**

**Legal Description:** DBV 104-460

**Tax ID:** TP#21-03-08

**Total Taxes:** 3087.59

**Tax Year:** 2023

**Special Assessment:**

**Assessed Value:** 31920

**Avg Utilities:**

**Association Fee:**

**Property Features:** Flat, Year Round Access, On Paved Road, On Public Road

**Amenities:** Covered Patio, Eating Area In Kitchen, Fireplace-Stone, Foyer

**ElemSchl:** Standing Stone Elem

**Jr/Midl:** Middle School

**HighSchl:** Hunt High Sch

Level	Room	Size	Description
Main	Living		stone fireplace
Main	Dining		
Main	Bedroom		
Main	Bedroom		
Main	Full Bath		
Main	Kitchen		
Second	Bedroom		
Second	Bedroom		
Second	3/4 Bath		
Lower	Family Room		fireplace with woodburner, partially finished
Lower	1/2 Bath		

**Included:** stove, refrigerator, dishwasher, washer, dryer

**Not Included:**

**Water Type:** Well  
**Sewer Type:** Public Sewer  
**Fuel Type:** Oil  
**Heating Type:** Hot Water  
**AC Type:** Central  
**Electric System:**  
**Driveway:** Black Top

**Walkout Basement:**  
**Basement:** Full Basement Partially Finished  
**Exterior:** Brick  
**Roof Type:** Shingle  
**Window Type:**  
**# Fireplaces:** 2  
**Fireplace Type:** Wood

**Instructions/Directions:** Short notice showings are okay but call for instructions on door lock. Turn off all lights when done

**Public Comments:** Wonderful location..move in ready...first floor living.. so many things make this charming home in the Hollywood section of Shadyside perfect for you! Roomy eat in kitchen, formal dining room and spacious living room with stone fireplace. 2BR and bath on the first floor and 2BR and bath on the second floor. Large family room in the basement also has half bathroom. Paved driveway leads to large 2 car carport that can also double as an entertaining space plus has storage capability underneath.

Information Herein Deemed Reliable but Not Guaranteed