

## Client Full

### Residential

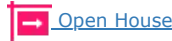


### 1413 Alice Drive

MLS #: **1707210** Status: **Active** List Price: **\$412,000**  
 Address: **1413 Alice Drive** Unit:  
 Area: **Bridgeville** Zip Code: **15017**  
 Postal City: **Bridgeville** State: **Pennsylvania**  
 County: **Allegheny-West** Bedrooms: **3**  
 Subdiv/Plan Name: **Green Acres** F. Baths: **2 M** P. Baths: **1 L**  
 Directions: **From Upper St. Clair: Cook School Road to Alice Drive or from Bower Hill Road to Sylvia Street to L-Main Street to R-Pesavento Drive to L-Alice Drive Cul de Sac**  
 Map#/Block#/Lot#/Info: **0254-J-00045-0000-00**  
 Lot: **82x89x90x84x18x19** Sq Ft: **2,100**  
 Lot Desc: Sq Ft Source: **Tax Record**  
 Acres: **0.21**  
 School District: **Chartiers Valley** H. Warranty: **No**  
 School Trans: **Yes** Public Trans: **No**

Recent: **06/22/2025 : NEW**

Upcoming Open House: **Public Open: Sun Jun 29, 12:00PM-2:00PM**



#### General Information

|                |       |       |                 |      |       |             |       |       |
|----------------|-------|-------|-----------------|------|-------|-------------|-------|-------|
| Living Room    | Main  | 17x16 | Dining Room     | Main | 13x11 | Kitchen     | Main  | 13x11 |
| Master Bedroom | Main  | 16x13 | 2nd Bedroom     | Main | 10x10 | 3rd Bedroom | Main  | 13x11 |
| Laundry Room   | Lower | 13x12 | Additional Room | Main | 11x11 | Game Room   | Lower | 30x15 |
| Entry          | Main  | 6x4   |                 |      |       |             |       |       |

Pool: **No**  
 Insulation: **Yes**

Levels: B = Basement  
 L = Lower  
 M = Main  
 U = Upper

#### Remarks

First time offered for sale\*1413 Alice Drive boasts 3 bedrooms/2.5 baths on a beautiful corner lot in the South Hills of Pittsburgh\*Absolute Mint condition inside & out. Nice cul de sac street\*Open, Light & Bright w/ spacious room sizes, gleaming hardwood flooring & many updates. All Stone, Spanish style architecture, Split Entry. Beautiful living room & dining room, updated center island kitchen that opens to a gorgeous sunroom that overlooks the rear patio & backyard\*Primary bedroom & bath plus 2 guest bedrooms & full hall bathroom\*Closet Organizers\*Solid Wood Doors\*Cozy Lower level finished gameroom w/ stone gas log fireplace & half bath\*Full laundry area & an oversized 2 car side/integral garage (26x24)\*Nicely landscaped\*Chartiers Valley School District\*Super Convenient location to all the Bridgeville Shops & the South Hills Village Mall & Restaurants\*Easy Access to Interstates & Pgh Airport\*Location, Location, Location

#### Features

|                  |  |               |                                |
|------------------|--|---------------|--------------------------------|
| Type Property:   | <b>Residence/Single Family</b>   | Year Built:   | <b>1977</b>                    |
| Style:           | <b>Split Entry</b>   | Architecture: | <b>Spanish</b>                 |
| Construction:    | <b>Stone</b>   | Floors:       | <b>Ceramic Tile, Hard Wood</b> |
| #Fireplace/Desc: | <b>1/FR/LOG</b>  | Basement:     | <b>Yes, Walk Out, FNSHD</b>    |
| #Pkg / Desc:     | <b>2/Integral Garage</b>   | Roof:         | <b>Asphalt</b>                 |
| Heat Type:       | <b>Gas, Forced Air</b> Avg Month. Bill:  | Cooling:      | <b>Central</b>                 |
| Water:           | <b>Public</b>  | Sewer:        | <b>Public</b>                  |
| Inclusions:      | <b>Auto Door on Garage, Dishwasher, Disposal, Electric Stove, Intercom System, Kitchen Island, Microwave Oven, Pantry, Refrigerator, Washer/Dryer, Window Treatments</b> | Const Type:   | <b>Existing</b>                |

#### Office Information

|                  |                                |             |  |        |                |
|------------------|--------------------------------|-------------|--|--------|----------------|
| Value:           | <b>Market Value - \$160600</b> | Tenant Occ: | <b>No</b>  | Taxes: | <b>\$4,973</b> |
| Maintenance Fee: |                                | Tour URL:   | <a href="http://www.1413AliceDrive.com">www.1413AliceDrive.com</a> |        |                |

Wednesday, June 25, 2025

2:47 PM

Requested By: Darla Jobkar