

\$1,275,000 - 33 St Claire Avenue, Brighton

MLS® #202510645

\$1,275,000

6 Bedroom, 4.00 Bathroom,
Single Family on 0.29 Acres

Brighton, Brighton, Prince Edward Island

Welcome to 33 St. Claire Avenue, one of the most sought after addresses in Brighton, often considered the nicest street in the city due to the central location, low traffic and large private lots. Ideally located across from a green space and park, this home offers a rare combination of space, privacy, and walkability, with schools from kindergarten to grade 12 just a short stroll away. Set on a generous, private lot, this beautifully updated home is both elegant and energy efficient. Recent upgrades include a new ducted heat pump system, solar panels, and a propane furnace, ensuring comfort and low operating costs year-round. Inside, the main floor offers a perfect blend of traditional charm and modern finishes, featuring a formal living room with fireplace, a formal dining room, and an all new kitchen with quartz counters, stainless steel appliances, a large island, and sunny breakfast nook. The spacious family room with a second fireplace opens onto a brand new deck, perfect for outdoor entertaining. The main floor also includes a home office or den, laundry area, and access to the attached garage. Upstairs, you'll find five spacious bedrooms, including a serene primary suite with a walk-in closet and a stunning new ensuite bath. Four additional bedrooms and a full bathroom offer space for family or guests. The fully finished lower level adds incredible flexibility with a private entrance, sixth bedroom, full bath, family room, gym, and media room?ideal for extended family, teens, or a guest suite. This exceptional



property checks all the boxes for comfortable family living in a prime location. All measurements approximate. (id:6289)

Built in 1972

Essential Information

Listing #	202510645
Price	\$1,275,000
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Acres	0.29
Year Built	1972
Type	Single Family
Sub-Type	Freehold

Community Information

Address	33 St Claire Avenue
Subdivision	Brighton
City	Brighton
Province	Prince Edward Island
Postal Code	C1A2C7

Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping
Features	Paved driveway
Parking	Attached Garage, Heated Garage
# of Garages	1

Interior

Appliances	Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Electric, Propane, Solar Baseboard heaters, Central Heat Pump, Wall Mounted Heat Pump, In Floor Heating
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Other
Foundation	Poured Concrete

Listing Details

Listing Office CENTURY 21 COLONIAL REALTY INC



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Listing information last updated on October 21st, 2025 at 5:46am PDT