

\$799,999 - 1161 King Street W, Hamilton

MLS® #40709568

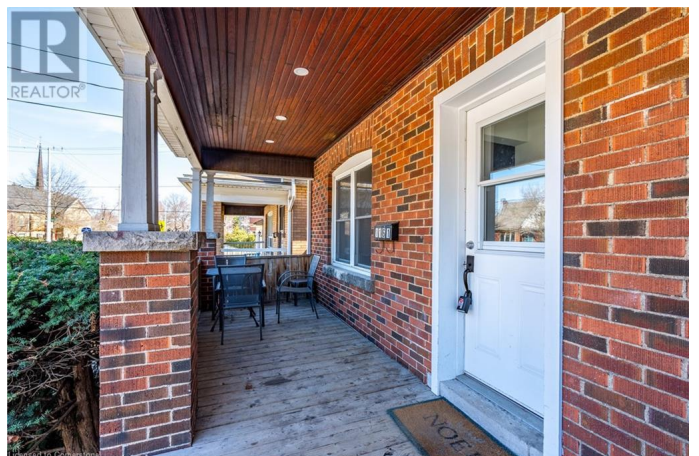
\$799,999

8 Bedroom, 3.00 Bathroom, 1,021 sqft

Single Family on 0.00 Acres

111 - Westdale South/Cootes Paradise,
Hamilton, Ontario

Excellent located within walking distance to McMaster University, McMaster Hospital, and the iconic Westdale Village shopping and restaurant district, this property offers an incredible opportunity for both investors and families alike. With 8 masterfully laid-out rooms, each renting for between \$800 and \$990 per month to McMaster students, it promises a solid return on investment. Yes, you read that correctly-8 rooms. This property is fully carpet-free and has been significantly updated, including electrical upgrades in 2023. The basement ceiling height has been increased by lowering the floor and underpinning the foundation. With 3 full bathrooms, an updated kitchen, new floors and doors, and a spacious living and dining area, this home offers comfort and convenience. The main floor also features a laundry area. Over the past 2 years, approximately \$90K has been spent on renovations, ensuring the property is in excellent condition. The listed square footage of 1,021 sqft is the actual above-grade area, plus an additional 375 sqft in the finished basement. Whether you're looking for a smart investment or a wonderful family home, this property can serve both purposes. Investors will appreciate the rental potential, while families will enjoy the spacious living areas and prime location. Investors and homeowners alike, this is a rare opportunity-schedule a showing with 24 hours' notice and see for



yourself the potential this property has to offer.
(id:6289)

Built in 1928

Essential Information

Listing #	40709568
Price	\$799,999
Bedrooms	8
Bathrooms	3.00
Square Footage	1,021
Acres	0.00
Year Built	1928
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	1161 King Street W
Subdivision	111 - Westdale South/Cootes Paradise
City	Hamilton
Province	Ontario
Postal Code	L9S1M3

Amenities

Amenities	Hospital, Schools
Parking Spaces	2

Interior

Appliances	Dishwasher, Dryer, Stove, Washer
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Block

Listing Details

Listing Office

RE/MAX Escarpment Golfi Realty Inc.



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