

# \$774,900 - 52 Fieldgate Drive, Brantford

MLS® #40723425

## \$774,900

2 Bedroom, 1.00 Bathroom, 1,135 sqft  
Single Family on 0.00 Acres

2020 - Lynden Hills, Brantford, Ontario

Looking for extra income to help with your mortgage? Or, do you need a Granny Suite? This home has a separate rear entrance to the lower level, which has been roughed-in to accommodate 2 Bedrooms, a 4pc. Bath, and an open-concept Kitchen & Living Room. This total space is approx. 1,000 sq. ft. Note - the Seller will finish this level for an additional cost. The main floor has been extensively renovated and is gorgeous!! This level offers 2 Bedrooms, Office/Den, 3pc. Bath & an open concept Living/Dining/Kitchen area which boasts an Electric Fireplace. Renovations include a new Kitchen (with stainless appliances), Bathroom, Flooring, Lighting, Doors, Trim, Furnace, paint and more. Outside, you'll find exterior updates including several new Windows, a wood Deck, Concrete Walkway & Patio, and new Eavestroughs & Fascia. With no rear neighbors, and very close proximity to schools, shopping, restaurants & Hwy 403 this lovely property makes it desirable for any family. (id:6289)

## Essential Information

|                       |                  |
|-----------------------|------------------|
| <b>Listing #</b>      | <b>40723425</b>  |
| <b>Price</b>          | <b>\$774,900</b> |
| <b>Bedrooms</b>       | <b>2</b>         |
| <b>Bathrooms</b>      | <b>1.00</b>      |
| <b>Square Footage</b> | <b>1,135</b>     |
| <b>Acres</b>          | <b>0.00</b>      |



|          |                 |
|----------|-----------------|
| Type     | Single Family   |
| Sub-Type | Freehold        |
| Style    | Raised bungalow |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 52 Fieldgate Drive  |
| Subdivision | 2020 - Lynden Hills |
| City        | Brantford           |
| Province    | Ontario             |
| Postal Code | N3P1H4              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Park, Schools   |
| Parking Spaces | 3               |
| Parking        | Attached Garage |
| # of Garages   | 1               |

### Interior

|                 |                          |
|-----------------|--------------------------|
| Appliances      | Hood Fan                 |
| Heating         | Natural gas Forced air   |
| Cooling         | Central air conditioning |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Electric                 |
| # of Stories    | 1                        |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Aluminum siding, Brick |
| Exterior Features | Landscaped             |
| Foundation        | Poured Concrete        |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Re/Max Twin City Realty Inc. |
|----------------|------------------------------|



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Listing information last updated on October 21st, 2025 at 8:01pm PDT