

\$459,000 - 273 Elgin Street Unit# 53, Brantford

MLS® #40724460

\$459,000

3 Bedroom, 2.00 Bathroom, 1,412 sqft
Single Family on 0.00 Acres

2045 - East Ward, Brantford, Ontario

Attention, first-time home buyers and investors! Seize this exceptional opportunity to own a truly beautiful and ideally situated corner townhouse condo (End unit) in the heart of Brantford. A beautiful kitchen, featuring gleaming granite countertops with a sophisticated marble backsplash. An inviting eating area flows seamlessly from kitchen, leading into a spacious living room equipped with patio door that opens to a private stoned patio to enjoy quality time, fenced-in back yard for privacy. The upper level is dedicated to rest and relaxation, with two ample bedrooms and a full four-piece bathroom. The lower level significantly expands your living space, offering a versatile recreation/bedroom, additional two-piece bath, and a large laundry area that provides abundant storage. Every window in this home is adorned with custom Plantation Shutters, offering both timeless elegance and essential privacy. Throughout, wooden flooring ensures a clean and contemporary aesthetic. Prime Location & Unbeatable Convenience Location is a paramount! Incredibly easy reach of all essential amenities including Highway 403. Imagine having close to diverse shopping, acclaimed restaurants, reputable schools, scenic parks, hospitals, and even Costco all within walking distance! School bus route/Public Transit conveniently accessible right outside your door. Enjoy the benefits of carefree condo living with fees that cover common elements, building insurance, and



exterior maintenance, allowing you to relish a low-maintenance lifestyle without the hassle of exterior upkeep. Plus, for your immediate convenience, the fridge, stove, dishwasher, dryer, and washer are all included in! New roof and shingles replaced in 2024! Don't miss out on this incredible opportunity! Book your private showing today and experience all this wonderful townhouse condo has to offer!
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Essential Information

Listing #	40724460
Price	\$459,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,412
Acres	0.00
Type	Single Family
Sub-Type	Condominium
Style	2 Level

Community Information

Address	273 Elgin Street Unit# 53
Subdivision	2045 - East Ward
City	Brantford
Province	Ontario
Postal Code	N3S5B2

Amenities

Amenities	Hospital, Park, Public Transit, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Southern exposure
Parking Spaces	1

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

of Stories 2
Has Basement Yes

Exterior

Exterior Brick Veneer, Vinyl siding, Shingles

Listing Details

Listing Office Acme Realty Inc.



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