

# \$789,900 - 36 Cheevers Road, Brantford

MLS® #40730628

**\$789,900**

4 Bedroom, 3.00 Bathroom, 2,025 sqft

Single Family on 0.00 Acres

2074 - Empire South, Brantford, Ontario

Spacious 4-Bedroom Home in Wynfield, West Brant â€” Family-Friendly Living at Its Best! Welcome to this beautifully designed detached 2-storey home built by Empire in 2016, nestled in the sought-after Wynfield community of West Brant, Brantford. With a smart layout and modern finishes, this 4-bedroom home offers comfort, style, and convenience for growing families. Step inside to an inviting main floor featuring a chefâ€™s kitchen with stainless steel appliances, seamlessly flowing into the bright breakfast area with views of the backyard. The formal dining room, currently used as a piano room, provides a versatile space for entertaining. Upstairs, the primary suite is a true retreat, boasting a private spa-like ensuite, a spacious walk-in closet, and a rare second-floor balcony, perfect for morning coffee or unwinding at the end of the day. Outside, enjoy the fully fenced backyard, a secure space ideal for kids and pets to play freely. Located within walking distance to elementary schools, parks, and scenic trails, this home is perfect for families looking for both comfort and convenience. Donâ€™t miss your chance to own this well-appointed family home in one of Brantfordâ€™s most desirable communities â€” book your private showing today! (id:6289)



## Essential Information

Listing # 40730628

|                |               |
|----------------|---------------|
| Price          | \$789,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,025         |
| Acres          | 0.00          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 36 Cheevers Road    |
| Subdivision | 2074 - Empire South |
| City        | Brantford           |
| Province    | Ontario             |
| Postal Code | N3T0K5              |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Park, Playground, Public Transit, Schools |
| Features       | Sump Pump                                 |
| Parking Spaces | 4                                         |
| Parking        | Attached Garage                           |
| # of Garages   | 1                                         |

### Interior

|              |                                                          |
|--------------|----------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Refrigerator, Stove, Washer, Hood Fan |
| Heating      | Natural gas Forced air                                   |
| Cooling      | Central air conditioning                                 |
| # of Stories | 2                                                        |

### Exterior

|            |                            |
|------------|----------------------------|
| Exterior   | Brick Veneer, Vinyl siding |
| Foundation | Poured Concrete            |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Real Broker Ontario Ltd. |
|----------------|--------------------------|



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Listing information last updated on October 21st, 2025 at 11:46pm PDT