

\$964,900 - 52 Parkside Avenue, Dundas

MLS® #40738956

\$964,900

4 Bedroom, 2.00 Bathroom, 1,185 sqft
Single Family on 0.31 Acres

411 - Cooteau's Paradise, Dundas, Ontario

Nestled on a quiet dead-end street in one of Dundas' most prestigious and desirable neighborhoods surrounded by million-dollar homes, this exceptional property offers privacy, space, and natural beauty in a truly unique setting. Surrounded by mature trees and perched above the picturesque Dundas Driving Park, this home enjoys spectacular escarpment views and a tranquil backdrop that feels a world away, yet it's just a short stroll to the vibrant shops, cafes, and amenities of downtown Dundas. This spacious 4-level backsplit is thoughtfully designed for comfortable family living and effortless entertaining! A welcoming entry foyer opens into a bright eat-in kitchen with newer appliances and ample cabinetry. The open-concept living/dining area is filled with natural light, featuring an oversized front-facing picture window and sliding patio doors that lead to a two-tiered deck, ideal for summer BBQs and entertaining. Hardwood flooring spans the main and upper levels, with additional hardwood under the main level carpeting. Upstairs, you'll find three generously sized bedrooms and a five-piece main bath. The lower-level family room includes a cozy gas fireplace and a fourth bedroom perfect for the growing family, guests or home office! Just a few steps down, you'll find a modern three-piece bath with heated floors, laundry, cold room, and ample storage. Additional highlights include a single-car garage with EV charger-ready electrical panel,



a rear yard garden shed for seasonal storage and wiring already in place for a hot tub. This is more than a home, it's a lifestyle opportunity in one of Dundas's most coveted locations. Don't miss your chance to own this serene retreat in a truly outstanding setting and walking distance to Bruce Trail. Schedule your private showing today! (id:6289)

Built in 1970

Essential Information

Listing #	40738956
Price	\$964,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,185
Acres	0.31
Year Built	1970
Type	Single Family
Sub-Type	Freehold

Community Information

Address	52 Parkside Avenue
Subdivision	411 - Coote's Paradise
City	Dundas
Province	Ontario
Postal Code	L9H2S7

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools, Shopping
Features	Paved driveway, Crushed stone driveway, Automatic Garage Door Opener
Parking Spaces	7
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in,
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	Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Brick, Metal, Other
Exterior Features	Landscaped
Foundation	Block

Listing Details

Listing Office Heritage Realty



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