

\$398,900 - 273 Brant Avenue, Brantford

MLS® #40741795

\$398,900

4 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

2042 - North Ward, Brantford, Ontario

A Rare Find on Brant Avenue Welcome to 273 Brant Avenue. This charming heritage property sits right in the heart of one of Brantford's most beloved neighbourhoods, and it's bursting with potential. Delivered with vacant possession, it's ready for whatever you've got planned. Thinking income-generating rental? You got it. Student housing? Laurier and Conestoga are just around the corner. Family home? Absolutely. This one checks all the boxes. The seller is currently in the process of severing the property through the City of Brantford, and that just adds to the story that's waiting to be written here. Inside, you'll find a spacious main floor with a living room, kitchen, full bath, and bedroom. Upstairs, there are three more bedrooms and a two-piece bathroom. Outside? A large backyard, plenty of parking, and abundant curb appeal. There's also room for improvement, which means you can roll up your sleeves, build some serious sweat equity, and really make it your own. Opportunities like this don't show up every day. Don't sleep on it. Call your REALTOR® today. Any offer must be conditional upon successful severance. Seller is actively working with the City of Brantford to complete the process, which may take up to 6 months. Buyers are advised to conduct their own due diligence. (id:6289)



Essential Information

Listing #	40741795
Price	\$398,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,050
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	273 Brant Avenue
Subdivision	2042 - North Ward
City	Brantford
Province	Ontario
Postal Code	N3T3J6

Amenities

Amenities	Hospital, Public Transit, Schools
Parking Spaces	3

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick
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Listing Details

Listing Office	Real Broker Ontario Ltd.
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