

\$799,990 - 189 West Avenue N, Hamilton

MLS® #40753547

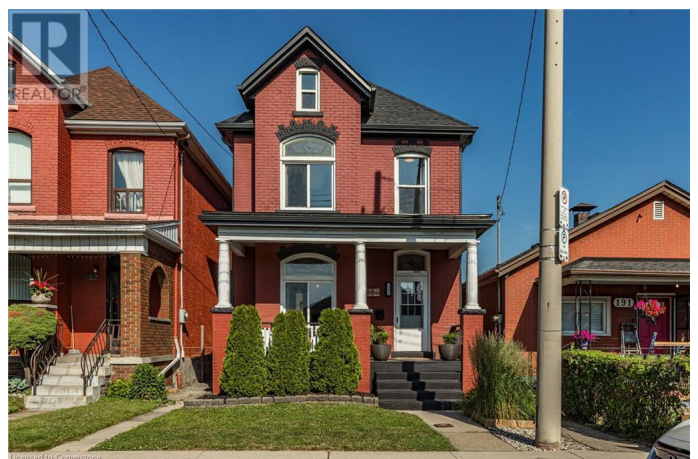
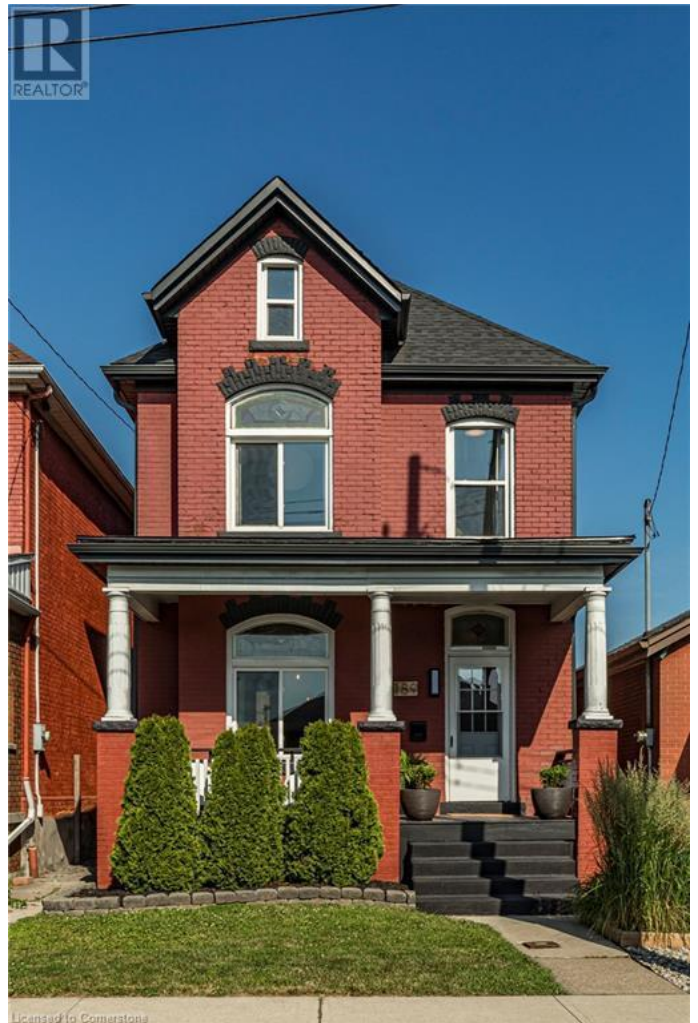
\$799,990

5 Bedroom, 3.00 Bathroom, 2,589 sqft

Single Family on 0.00 Acres

141 - Lansdale, Hamilton, Ontario

This gorgeous all-brick home has been thoughtfully updated providing the ideal balance of original character w modern design and provides almost 2500 sq ft of finished living space. Stepping into 189 West Ave N youâ€™ll be greeted by a vestibule with coat storage & stained-glass transom window. The large dining room is east-facing & soaks up the morning light. Perfect for dinner parties & features original hardwood flooring, fixture medallion & exposed brick fireplace w custom mantle & hearth tiling. The living room offers space for relaxing & entertaining w the same original character of the dining room. Down the hallway youâ€™ll find a renovated 2-pc bath. The kitchen provides SS appliances, pot lights, lots of cabinetry, island w seating, a tiled pantry, 2nd staircase & door to the yard. Head up the main staircase to find 4 beds, each w a closet, inc a primary w 2 large windows, one w matching stained glass from the first floor. The 4-pc bath has been renovated w mod finishes, pot lights, basketweave tiling & floor-to-ceiling tiling. A 3rd staircase leads to an attic thatâ€™s just waiting for the next ownerâ€™s vision. The finished basement has 650 additional sq ft of living space inc a family room w pot lights, egress window & office. Youâ€™ll also find a 3-pc bath, a bedroom thatâ€™s currently used as a playroom, laundry room & storage. The outside is as lovely as the interior with covered front porch and social yard with a patio, floating deck built around a shade of a cherry tree, custom BBQ



pavilion with corrugated roof, fully fenced & private w gates to the front & a rear asphalt parking pad for 2 SUVs. West Ave is located on the border of Landsdale and Beasley & provides convenient prox to shopping, dining, transit, bike lanes, General Hospital & is less than a 20-min walk to West Harbour GO. Updates inc electrical, roof, eaves/soffits/downspouts, HVAC on demand (owned), paint, light fixtures and window coverings, appliances, powder & primary bath renovations, & more. (id:6289)

Essential Information

Listing #	40753547
Price	\$799,990
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	2,589
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	189 West Avenue N
Subdivision	141 - Lansdale
City	Hamilton
Province	Ontario
Postal Code	L8L5C7

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Gazebo
Parking Spaces	2

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas stove(s),
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	Hood Fan, Window Covering
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Stone

Listing Details

Listing Office	Judy Marsales Real Estate Ltd.
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