

\$949,999 - 35 Mountain Avenue, Hamilton

MLS® #40753754

\$949,999

3 Bedroom, 2.00 Bathroom, 1,718 sqft

Single Family on 0.00 Acres

123 - Kirkendall South, Hamilton, Ontario

Incredible opportunity in the heart of desirable Kirkendall South! This charming 2.5-storey home sits on an impressive 198-foot deep lot and boasts a resort-style backyard featuring a saltwater pool, stamped concrete, raised deck, vegetable garden and bonus shed space, an entertainer's dream! Inside, you'll find a bright, open-concept layout full of character, original pine floors, high ceilings, and large principal rooms. The main level offers a functional kitchen with walkout to the yard, spacious living and dining areas, and a convenient 3-piece bath. Upstairs, the primary retreat impresses with a vaulted ceiling, skylight, ensuite privilege to a renovated bathroom, laundry access, and garden doors â€” perfect for a future second-storey deck. A second bedroom and a versatile den complete this level. The third floor is fully finished and currently used as a third bedroom. Recent improvements include windows and solar panels completed in 2023. This home offers the perfect blend of charm, function, and outdoor luxury â€” all just steps to Locke Street, parks, top schools, and trails. (id:6289)

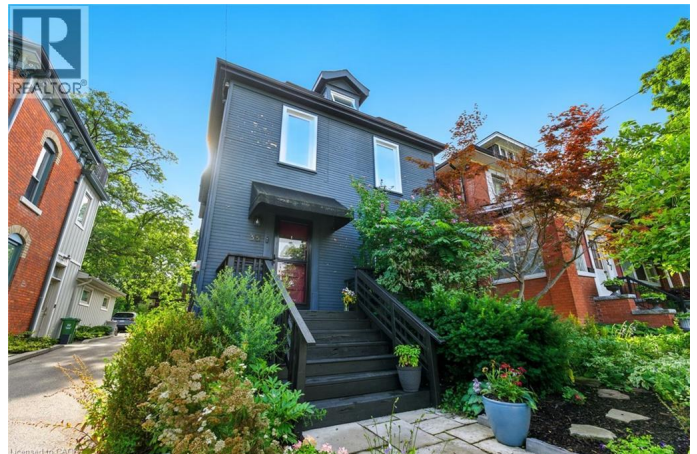
Built in 1915

Essential Information

Listing # 40753754

Price \$949,999

Bedrooms 3



Bathrooms	2.00
Square Footage	1,718
Acres	0.00
Year Built	1915
Type	Single Family
Sub-Type	Freehold

Community Information

Address	35 Mountain Avenue
Subdivision	123 - Kirkendall South
City	Hamilton
Province	Ontario
Postal Code	L8P4E8

Amenities

Features	Shared Driveway
Parking Spaces	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Washer, Microwave Built-in, Gas stove(s), Hood Fan, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior	Wood
Construction	Wood frame
Foundation	Stone

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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