

# \$2,150,000 - 317 Highland Road W, Hamilton

MLS® #40753767

**\$2,150,000**

4 Bedroom, 2.00 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

503 - Trinity, Hamilton, Ontario

Welcome to 317 Highland Rd West, Stoney Creek!! An exceptional opportunity to own a well-maintained home - on an expansive 130 ft wide by 436 ft deep lot in this desirable, established residential neighbourhood. This rare property features municipal water, sewer and gas utilities, with a private, fully fenced yard that can be your own secluded oasis. Enjoy mature trees, gardens, sheds, and a drilled well at the rear of the lot. This is perfect for creating your own potential private pool party! With 200 amp electrical service at the back of the property, the possibilities for future use are endless! The home offers 4 spacious bedrooms (2 on the main floor, and 2 on the upper level), 2 full kitchens, 2 four-piece bathrooms and 2 laundry areas. The in-law suite has a separate entrance with one main floor bedroom, making this property ideal for multi-generational living. A detached double garage, a drive-in gate to the yard, and the extra wide driveway provide for ample parking and easy access to the entire property. Whether you're looking to live, invest, or expand, this unique home offers space, flexibility, and future potential. Enjoy being close to everything; highway access, shopping, schools, and public transit, while coming home to peace and privacy!! (id:6289)



## Essential Information

Listing # 40753767

Price	\$2,150,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,209
Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	317 Highland Road W
Subdivision	503 - Trinity
City	Hamilton
Province	Ontario
Postal Code	L8J2S2

### Amenities

Amenities	Public Transit, Schools, Shopping
Features	In-Law Suite
Parking Spaces	7
Parking	Detached Garage
# of Garages	1

### Interior

Appliances	Dryer, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Brick, Vinyl siding
----------	---------------------

### Listing Details

Listing Office	Chase Realty Inc.
----------------	-------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of

CREA. REALTOR®. Member of CREA and more.  
Listing information last updated on October 15th, 2025 at 3:16am PDT