

# \$779,900 - 51 Southglen Road, Brantford

MLS® #40753962

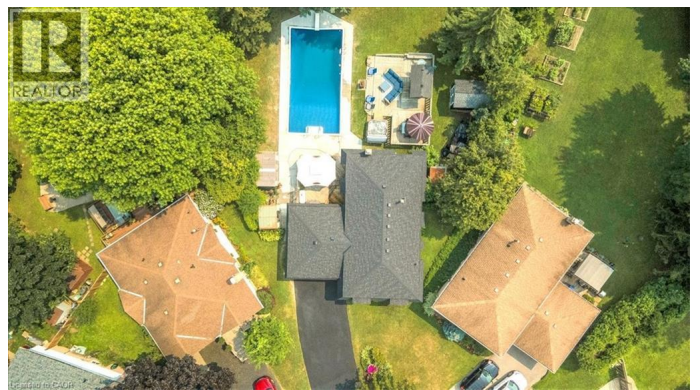
**\$779,900**

5 Bedroom, 2.00 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

2011 - Cedarland, Brantford, Ontario

Welcome to one of Brantford's most sought-after family-friendly neighbourhoods. This beautifully maintained raised bungalow offers the perfect blend of convenience, space, and charm. Walk into a spacious foyer with new ceramic flooring, garage access, and a walkout to the backyard. The main floor features a bright and inviting living room with large windows that fill the space with natural light. The adjacent dining room offers a seamless flow, perfect for entertaining or family dinners. The updated kitchen is both functional and stylish, with modern appliances and elegant finishes, making it perfect for home chefs. Down the hall, you'll find three generously sized bedrooms and a 5-piece bathroom. The primary bedroom offers ensuite privilege, providing added comfort and convenience. The fully finished basement is an entertainer's dream, with a large rec room featuring a cozy fireplace and a built-in bar. This space is perfect for movie nights, celebrations, or casual gatherings. Two additional bedrooms and a renovated 3-piece bathroom offer privacy for guests or extended family members. Outside, the home sits on a massive pie-shaped lot that serves as a true backyard oasis. Whether lounging by the pool, soaking in the hot tub, enjoying drinks at the tiki bar, or hosting summer BBQs in the spacious seating areas, this yard is perfect for making memories. Significant updates include: new concrete around the pool, a new pool liner (2025), new chlorinator, resurfaced driveway,



roof replaced in 2024, and a new garage door (2022). The home also features an updated kitchen, updated windows, updated flooring in four of the five bedrooms, updated lighting throughout, updated ceramics in the hallway and bathrooms, and updated toilets in both bathrooms. Additional mechanical upgrades include an updated air conditioner, water softener, and hot water tank. Perfectly located on a quiet court, close to parks and all amenities. (id:6289)

Built in 1977

**Essential Information**

|                |                 |
|----------------|-----------------|
| Listing #      | 40753962        |
| Price          | \$779,900       |
| Bedrooms       | 5               |
| Bathrooms      | 2.00            |
| Square Footage | 1,250           |
| Acres          | 0.00            |
| Year Built     | 1977            |
| Type           | Single Family   |
| Sub-Type       | Freehold        |
| Style          | Raised bungalow |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 51 Southglen Road |
| Subdivision | 2011 - Cedarland  |
| City        | Brantford         |
| Province    | Ontario           |
| Postal Code | N3R6Z9            |

**Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Golf Nearby, Park, Public Transit, Schools |
| Features       | Paved driveway                             |
| Parking Spaces | 5                                          |
| Parking        | Attached Garage                            |
| # of Garages   | 1                                          |
| Has Pool       | Yes                                        |

Pool                      Inground pool

## Interior

Appliances              Dishwasher, Dryer, Refrigerator, Water softener, Washer, Gas stove(s), Hot Tub

Heating                  Natural gas Forced air

Cooling                  Central air conditioning

Fireplace                Yes

# of Fireplaces        1

# of Stories             1

Has Basement         Yes

## Exterior

Exterior                 Brick, Other

Foundation            Poured Concrete

## Listing Details

Listing Office           Real Broker Ontario Ltd.



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Listing information last updated on October 21st, 2025 at 6:46pm PDT