

\$1,249,000 - 1403 Birch Avenue, Burlington

MLS® #40755443

\$1,249,000

2 Bedroom, 1.00 Bathroom, 961 sqft

Single Family on 0.00 Acres

311 - Maple, Burlington, Ontario

Charming Downtown Bungalow – Steps to the Lake! Here’s your chance to own a rare gem in the heart of downtown Burlington. This character-filled bungalow sits on a generous 50' x 120' lot on one of the most desirable streets in the city—just a short stroll to the lake, Spencer Smith Park, boutique shops, top-rated restaurants, cozy cafés, and the Burlington Performing Arts Centre. Whether you’re a first-time home buyer, empty nester or considering condo living but without condo fees, investor or builder, this property checks every box when seeking a home in a walkable urban setting. The home is full of charm and personality, featuring exposed wood beams, brick accent walls, original hardwood flooring, large windows, and French doors that fill the home with natural light. The sunroom is the perfect spot for your morning coffee or unwind with friends on the deck overlooking your private backyard. Bonus: Parking for 6 vehicles—almost unheard of downtown! Upgrades include: New roof shingles (2023), Updated electrical panel, Furnace (2015). Zoned DRL with excellent redevelopment potential. Opportunities like this don’t last long in downtown Burlington. (id:6289)

Built in 1938

Essential Information

Listing # 40755443



Price	\$1,249,000
Bedrooms	2
Bathrooms	1.00
Square Footage	961
Acres	0.00
Year Built	1938
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1403 Birch Avenue
Subdivision	311 - Maple
City	Burlington
Province	Ontario
Postal Code	L7S1J2

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Southern exposure, Paved driveway
Parking Spaces	6

Interior

Appliances	Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	1

Exterior

Exterior	Wood
Construction	Wood frame

Listing Details

Listing Office	Royal LePage Burloak Real Estate Services
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