

# \$1,249,000 - 4 Sun Avenue, Dundas

MLS® #40756344

**\$1,249,000**

5 Bedroom, 3.00 Bathroom, 2,866 sqft

Single Family on 0.82 Acres

040 - Greensville, Dundas, Ontario

Welcome to your serene escape nestled on a unique 0.81 acre L-shaped lot in the heart of Greensville, a community known for its tranquility and natural beauty. This exceptional property offers a rolling green landscape in the front and a large outdoor canvas in the back—perfect for turning your backyard into a playful paradise, whether it's a putting green, pool, or your dream oasis. Step inside this spacious 4+1 bedroom, 2.5 bathroom home, designed for family living, and enjoy panoramic views from every window. The basement adds more room for your family with a large rec room, office or 5th bedroom, ample storage, and space for an additional bathroom or kitchen—ideal for multi-generational living or personal customization. Purchased initially with two lots, this property has potential for future severance, making it not only a lovely home, but also a smart investment opportunity. Offering both serenity and opportunity, this property is as versatile as it is beautiful.

Recent upgrades include: A/C (2025), furnace (2021), porch and landscaping (2022), front door (2022), and water filtration system including drinking water tap (2020). Don't miss your chance—this is a lot of home for the best list price per square foot on an incredible lot that Greensville has seen all year! Secure this exceptional opportunity now. (id:6289)

Built in 1961

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | 40756344      |
| Price          | \$1,249,000   |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,866         |
| Acres          | 0.82          |
| Year Built     | 1961          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4 Sun Avenue      |
| Subdivision | 040 - Greensville |
| City        | Dundas            |
| Province    | Ontario           |
| Postal Code | L9H5A5            |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Golf Nearby, Park, Place of Worship, Playground, Schools, Shopping                                       |
| Utilities      | Cable, Electricity, Natural Gas, Telephone                                                               |
| Features       | Southern exposure, Conservation/green belt, Country residential, Sump Pump, Automatic Garage Door Opener |
| Parking Spaces | 6                                                                                                        |
| Parking        | Attached Garage                                                                                          |
| # of Garages   | 1                                                                                                        |
| View           | View (panoramic)                                                                                         |

### Interior

|                 |                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Window Coverings, Garage door opener |
| Heating         | Forced air                                                                                           |
| Cooling         | Central air conditioning                                                                             |
| Fireplace       | Yes                                                                                                  |
| # of Fireplaces | 1                                                                                                    |
| Fireplaces      | Wood                                                                                                 |
| # of Stories    | 1                                                                                                    |
| Has Basement    | Yes                                                                                                  |

## Exterior

|            |                      |
|------------|----------------------|
| Exterior   | Brick, Stone, Stucco |
| Foundation | Block                |

## Listing Details

Listing Office      Royal LePage State Realty Inc.



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