

\$599,500 - 97 Seventh Avenue, Brantford

MLS® #40764964

\$599,500

2 Bedroom, 2.00 Bathroom, 832 sqft

Single Family on 0.11 Acres

2086 - Eagle Place East, Brantford, Ontario

Welcome to 97 Seventh Avenue. This immaculate brick bungalow features an oversize 24 x 16 detached insulated garage and so much more all situated on a mature well manicured street! The front entrance welcomes you into the large foyer, the spacious living room is full of natural light and has room for oversize furniture, the family size kitchen was just renovated in April, it is a great size, has tons of counter and cupboard space, a Bosch dishwasher in April 2025, as well as a large dining area overlooking the backyard. The 4pc bathroom was gutted and tastefully redone in 2024. Primary bedroom holds King size furniture and both bedrooms have original hardwood floors. Carpet free with modern flooring (2024) in the kitchen, living room, dining room, foyer and bathroom. The dining room was previously a 3rd bedroom and can be easily converted back with just one wall and a door. Convenient side entrance to the basement is perfect for an in-law suite or other possible uses. The partially finished basement has a rec room area, a 2pc bathroom that has enough room to add a shower, laundry room and lots of space for future bedroom(s) or storage space. Patio doors lead out back to a covered deck with an in line gas barbeque included and into the fully fenced well maintained yard. The detached 24 x 16 insulated garage has updated electrical (2023) including a 20 amp plug, an insulated garage door (2023) and two man doors. There is also an impressive 12 x 7 shed (2024).



Parking for at least 5 cars in the private driveway. Furnace and water heater (owned) replaced in 2023. Central air. Freshly painted main floor. There is main floor laundry hook up behind the drywall in the dining room. Close to elementary schools, just steps away from the beautiful Grand River Trails, close to grocery stores and all amenities. This cozy home has been meticulously cared for and impressivelyÂ updated. (id:6289)

Built in 1962

Essential Information

Listing #	40764964
Price	\$599,500
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	832
Acres	0.11
Year Built	1962
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	97 Seventh Avenue
Subdivision	2086 - Eagle Place East
City	Brantford
Province	Ontario
Postal Code	N3S1B7

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	Automatic Garage Door Opener
Parking Spaces	6
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Foundation	Poured Concrete

Listing Details

Listing Office Re/Max Twin City Realty Inc.



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Listing information last updated on October 21st, 2025 at 7:46am PDT