

\$682,900 - 9 Evelyn Street, Brantford

MLS® #40765042

\$682,900

3 Bedroom, 3.00 Bathroom, 2,932 sqft

Single Family on 0.23 Acres

2012 - Fairview/Greenbrier, Brantford, Ontario

Welcome to 9 Evelyn Street ~ a bright and spacious home with over 1700sqft above grade plus a fully finished basement, offering plenty of room for family living or multi-generational potential. With two staircases leading to the basement, there is the exciting possibility to create an in-law suite with its own separate entrance! Built in 1950 with a thoughtfully designed addition in 1975, this well maintained property features 3 bedrooms (including a massive primary suite), 3 full bathrooms, and a main floor family room highlighted by a cozy gas fireplace and patio doors to deck. Many important updates have already been completed. These include: siding, soffits, fascia, eavestroughs, insulation, exterior doors, dormer windows, furnace & AC all in 2018; and the deck, fencing, flat roof, as well as the garage shingles/soffits/fascia & eaves in 2022. The large, 60' X 165' (almost a 1/4 of an acre!) lot boasts both privacy and serenity with its appealing landscape of mature trees, shrubs & perennial gardens, and a small tranquil pond. Nestled on a quiet street in a mature North end neighbourhood, this well maintained home is ideally located close to schools, public transit, shopping, and amenities, with quick access to Highways 24 & 403 = perfect for commuters! Whether you're looking to move in and enjoy, or add value with further customization, 9 Evelyn Street is an incredible opportunity!!! (id:6289)

Built in 1950



Essential Information

Listing #	40765042
Price	\$682,900
Bedrooms	3
Bathrooms	3.00
Square Footage	2,932
Acres	0.23
Year Built	1950
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9 Evelyn Street
Subdivision	2012 - Fairview/Greenbrier
City	Brantford
Province	Ontario
Postal Code	N3R3G8

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Features	Paved driveway
Parking Spaces	5
Parking	Detached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Stove, Washer, Hood Fan, Wine Fridge
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office

Century 21 Heritage House LTD



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