

\$784,900 - 445 Powerline Road, Brantford

MLS® #40765058

\$784,900

3 Bedroom, 2.00 Bathroom, 1,840 sqft

Single Family on 0.00 Acres

2010 - Rosedale/Gable Height, Brantford, Ontario

Welcome home to 445 Powerline Road, a handsome bungalow on a deep 185 ft lot in Brantford's North end, featuring a full brick exterior, double-wide driveway, and an oversized single-car garage. This 3 bedroom, 2 bathroom home offers 1,410 sq ft above grade, plus 430 sq ft of finished space in the basement. The main floor features tile and new engineered hardwood (2023) in the living room, hallways, kitchen, and dining area. The living room offers abundant natural light through a large window, while the open-concept kitchen and dining area feature recessed LED lighting—ideal for everyday living. The custom Salt & Pepper kitchen (2023) features quartz counters, crown molding, stainless steel appliances—including an over-the-range microwave and built-in dishwasher, and a back door leading to the yard. The main floor includes 3 bedrooms, including a primary with a 3pc ensuite, and a 4pc bath with updated cabinetry, quartz countertop, LED smart mirror, and built-in Bluetooth speaker. Both bathrooms have heated porcelain floors. The basement offers a spacious rec room with an electric fireplace, plus a laundry room, workshop, and a versatile office or guest room. A walk-up to the fully fenced backyard supports multi-generational living or a potential income suite. Outside, enjoy a raised wood patio, motorized awning, and BBQ gas hookup—perfect for sunny or shaded gatherings. Located in a family-friendly



neighbourhood near top schools, parks, shopping, and highway access, this home features Wi-Fi controlled heating, heated floors, two mini-split heat pumps, updated plumbing and electrical (under 10 years), and a new fence along the east side of the property. (id:6289)

Built in 1962

Essential Information

Listing #	40765058
Price	\$784,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,840
Acres	0.00
Year Built	1962
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	445 Powerline Road
Subdivision	2010 - Rosedale/Gable Height
City	Brantford
Province	Ontario
Postal Code	N3T5L8

Amenities

Amenities	Golf Nearby, Public Transit, Shopping
Utilities	Cable, Electricity, Natural Gas
Features	Paved driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	7
Parking	Attached Garage
# of Garages	1
View	City view

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dryer, Freezer, Microwave, Stove, Water softener, Washer, Microwave Built-in, Gas stove(s), Garage door opener
Heating	In Floor Heating, Hot water radiator heat
Cooling	Ductless
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped

Listing Details

Listing Office Re/Max Escarpment Realty Inc.



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