

\$499,900 - 88 East Avenue, Brantford

MLS® #40767098

\$499,900

3 Bedroom, 2.00 Bathroom, 1,969 sqft

Single Family on 0.00 Acres

2044 - Victoria/Arthur, Brantford, Ontario

Key Features: * Vacant Property-ready for upgrades, new tenants & market rents. *Two rental units with projected \$3,500/month (\$42,000 annually) *Main -Level 2-Bedroom Unit-Bright and spacious with ensuite shower, main floor laundry, large porch access, and excellent natural light. Estimated rent: \$2,000/month. *Upper Level 1 Bedroom Apartment-A blank canvas awaiting a new kitchen and updated finished, perfect for additional income. Estimated rent: \$1,500/month *Live in the main floor and offset your mortgage with upstairs income *Recent updates: roof (2015), furnace (2025) *Full unfinished basement for storage or future potential *Rear yard can be restored to law/garden or extended for parking *East facing side yard with garden overlooking St. Mary's Church (id:6289)

Essential Information

Listing #	40767098
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Square Footage	1,969
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information



Address	88 East Avenue
Subdivision	2044 - Victoria/Arthur
City	Brantford
Province	Ontario
Postal Code	N3S3L7

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools, Shopping
Features	Southern exposure, Corner Site
Parking Spaces	2

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick
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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