

\$599,900 - 30 Lyons Avenue, Brantford

MLS® #40767124

\$599,900

3 Bedroom, 1.00 Bathroom, 1,364 sqft

Single Family on 0.00 Acres

2036 - Abigail/Lyons, Brantford, Ontario

Welcome to 30 Lyons Ave, Brantford! Loaded with character and charm, this well-maintained home sits on a large lot in a terrific location. Offering 3 bedrooms and 1 bathroom, it's a perfect blend of comfort and convenience. Step inside to find plenty of natural light shining through newer windows, highlighting the inviting living spaces. Original hardwood throughout the home has been meticulously cared for. 9' ceilings are accentuated by crown moulding in the main rooms. The kitchen is equipped with stainless steel appliances, adding modern functionality to this charming home. Curb appeal is on full display with a beautiful front porch and private driveway. The fully fenced backyard is ideal for family living, complete with a deck, shed, and plenty of room to enjoy the outdoors. Care for this home is evident throughout with many of the larger ticket items replaced recently including Air Conditioner (2024), Furnace (2022), True HEPA HRV system installed in 2010, multiple windows (2022), Driveway (2020), Reverse Osmosis (2023), Front Porch (2017), Shed (2022), LG Washer (2024), LG Dryer (2023), Bosch Dishwasher (2024), Backyard Side Fences (2018), Upgraded Attic Insulation & Soffit Venting (2010), Professionally Painted (2023 - excluding bedrooms). Located just steps to the Brantford General Hospital, King George Road with all amenities, and minutes to Highway 403, this property offers unmatched convenience in a quiet residential setting. Don't miss your chance to own



this character-filled home in one of
Brantford’s most desirable areas! (id:6289)

Built in 1911

Essential Information

Listing #	40767124
Price	\$599,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,364
Acres	0.00
Year Built	1911
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	30 Lyons Avenue
Subdivision	2036 - Abigail/Lyons
City	Brantford
Province	Ontario
Postal Code	N3R4P9

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Paved driveway
Parking Spaces	3

Interior

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

Exterior

Exterior	Brick
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Exterior Features Landscaped

Listing Details

Listing Office Re/Max Twin City Realty Inc



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