

\$299,900 - 17 Able Avenue, Brantford

MLS® #40768140

\$299,900

3 Bedroom, 1.00 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

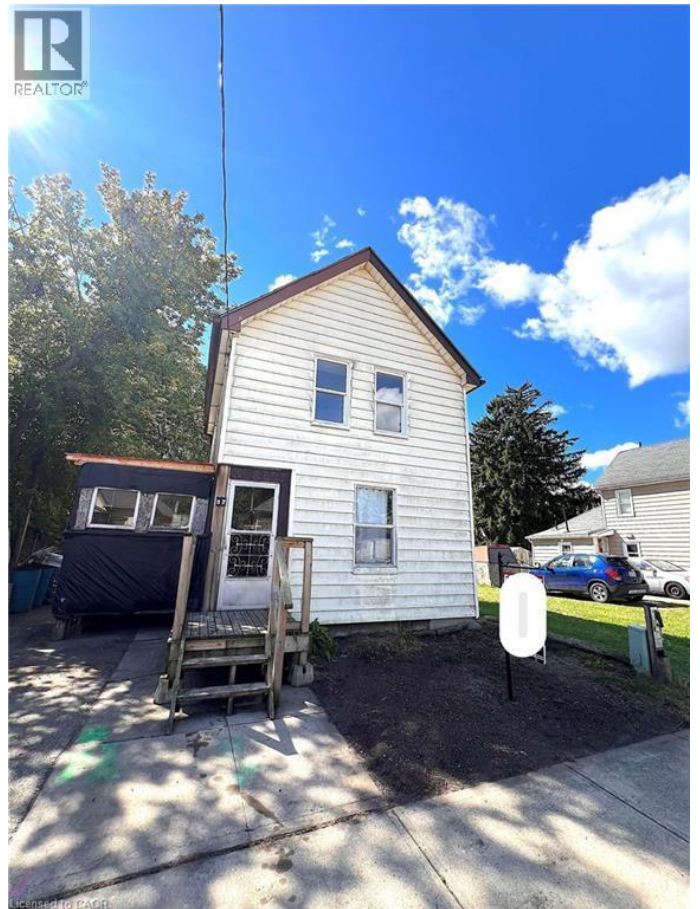
2044 - Victoria/Arthur, Brantford, Ontario

Welcome to this two-story home situated on a 32' x 100' lot with plenty of space and great potential. The main floor features an eat-in kitchen, dining room, living room, laundry room, and a 3-piece bathroom with walk-in shower. The second level offers 3 bedrooms plus 2 bonus rooms for added flexibility. Key updates include a new roof (2020), new furnace (2021), 100 amp breaker panel, updated vinyl windows, and an updated water meter with 3/4" copper service line. While the interior could use some TLC, this property is an excellent opportunity for first-time homebuyers or investors looking to add value. Located in a cozy neighbourhood close to schools, parks, shopping, public transportation, and highway access, this home offers all kinds of potential for the right buyer to make it their own. Don't miss out on this rare opportunity! (id:6289)

Built in 1895

Essential Information

Listing #	40768140
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,230
Acres	0.00
Year Built	1895
Type	Single Family



Sub-Type	Freehold
Style	2 Level

Community Information

Address	17 Able Avenue
Subdivision	2044 - Victoria/Arthur
City	Brantford
Province	Ontario
Postal Code	N3S2Y4

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Paved driveway, Private Yard
Parking Spaces	1

Interior

Appliances	Dryer, Refrigerator, Water meter, Washer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office	Keller Williams Complete Realty
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Listing information last updated on October 21st, 2025 at 11:01pm PDT