

\$799,900 - 9 Valanna Court, Hamilton

MLS® #40768210

\$799,900

4 Bedroom, 2.00 Bathroom, 1,723 sqft

Single Family on 0.00 Acres

163 - Gurnett, Hamilton, Ontario

Well-Maintained 4-Level Backsplit in Prime West Mountain Court Location! Lovingly cared for by the original owners for over 40 years, this solid brick 4-level backsplit is located in a desirable, family-friendly West Mountain neighborhood on the border of Ancaster. Offering 1,723 sqft of finished living space plus an unfinished basement with endless potential, this home provides comfort and functionality. The main level features a bright and spacious living room, dining area, and eat-in kitchen with convenient walkout to the side deck—perfect for entertaining and bbq. The upper level offers three generously sized bedrooms and a full 4-piece bathroom. The lower level includes a walkout to the backyard, making it ideal for multi-generational living, an in-law suite, income potential, or simply additional living space. It boasts a huge rec room with a fireplace, a 4th bedroom or den, and a 3-piece bath. The basement level awaits your finishing touches and includes a laundry area, cold cellar, bonus room, and a large crawl space for all your storage needs. Situated on a 46 x 100 ft lot with a fully fenced yard, side deck, and double driveway. Excellent location close to schools, parks, shopping, restaurants, trails, transit, and quick highway access—this is a fantastic opportunity to make a move in one of Hamilton's most sought-after communities. (id:6289)

Built in 1983



Essential Information

Listing #	40768210
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,723
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9 Valanna Court
Subdivision	163 - Gurnett
City	Hamilton
Province	Ontario
Postal Code	L9C7A3

Amenities

Amenities	Park, Public Transit, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Cul-de-sac, Paved driveway, Automatic Garage Door Opener
Parking Spaces	5
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garburator, Refrigerator, Water meter, Water softener, Water purifier, Washer, Range - Gas, Gas stove(s), Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
Has Basement	Yes

Exterior

Exterior	Brick
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Foundation

Block

Listing Details

Listing Office RE/MAX Escarpment Golfi Realty Inc.



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