

\$724,900 - 196 Wilmot Road, Brantford

MLS® #40770869

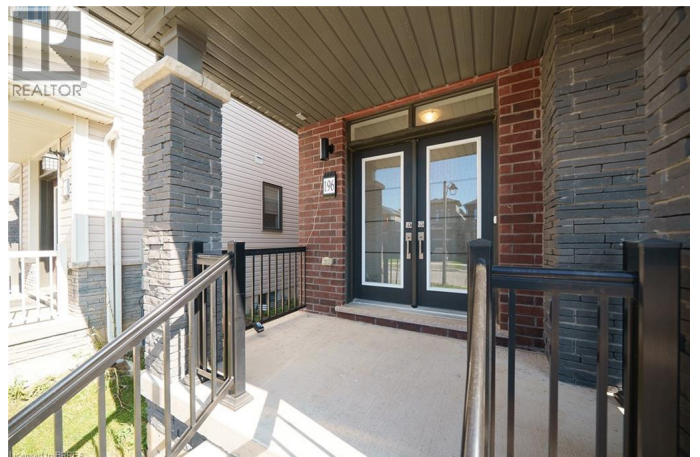
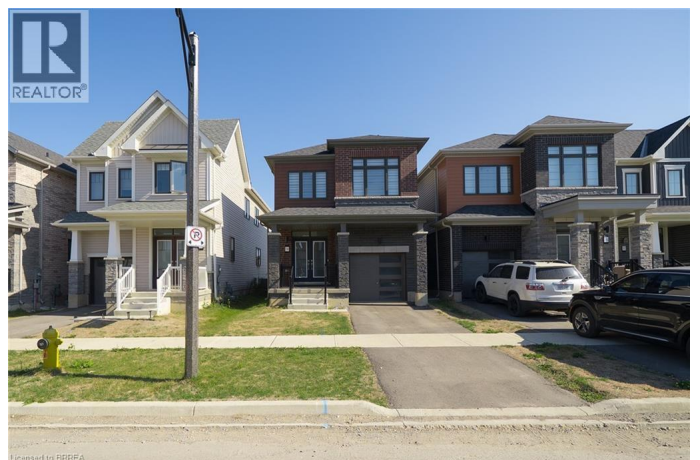
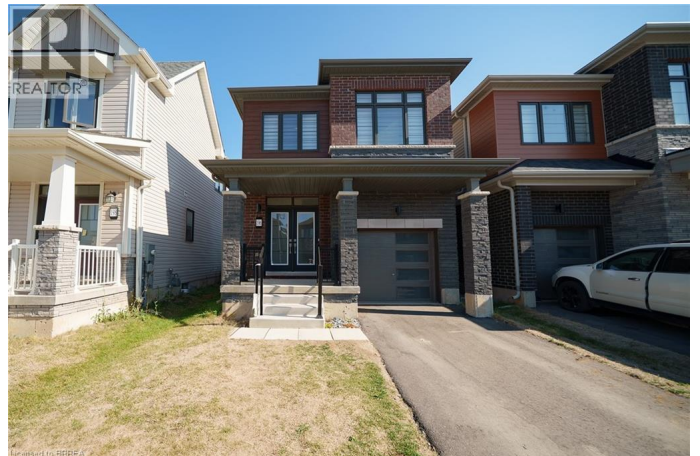
\$724,900

3 Bedroom, 3.00 Bathroom, 1,755 sqft

Single Family on 0.00 Acres

2074 - Empire South, Brantford, Ontario

Welcome home to 196 Wilmot Road in Brantford's West Brant community. Set in the family-friendly Empire South neighbourhood, this handsome 2-storey home offers 3 bedrooms, 2.5 bathrooms, and 1,755 sq. ft. of living space. Features include an attached single-car garage and the future potential of an unfinished basement. Double-door front entry opens to a tiled foyer with a convenient 2-piece bathroom. The open-concept main floor combines tile and hardwood flooring throughout, featuring a spacious great room, kitchen, and breakfast area. The kitchen is equipped with newer appliances, an over-the-range microwave, and a breakfast bar with double sink and dishwasher, plus a pantry for added storage. Sliding doors from the breakfast room lead directly to the backyard. The main level is complete with inside access to the garage. A hardwood staircase with metal pickets leads to the upper level, which includes 3 bedrooms. The primary suite offers a walk-in closet and a 4-piece ensuite with a soaker tub and separate shower. Two additional bedrooms, a second 4-piece bathroom, and the convenience of bedroom-level laundry complete this floor. The unfinished basement provides excellent storage space and future potential. Additional features include: Water Softener, Reverse Osmosis System, Enlarged Basement Windows and a gas line for the BBQ. Set in a growing family neighbourhood, 196 Wilmot Road is a wonderful opportunity for those



looking to settle in Brantford's West Brant community. (id:6289)

Essential Information

Listing #	40770869
Price	\$724,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,755
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	196 Wilmot Road
Subdivision	2074 - Empire South
City	Brantford
Province	Ontario
Postal Code	N3T0W7

Amenities

Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Aluminum siding, Brick Veneer, Vinyl siding
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Listing Details

Listing Office

Re/Max Escarpment Realty Inc.



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