

\$749,900 - 828 Dominion Avenue, Midland

MLS® #40771574

\$749,900

4 Bedroom, 3.00 Bathroom, 2,603 sqft

Single Family on 0.00 Acres

MD02 - West of King Street, Midland, Ontario

WEST END CHARMER WITH THOUGHTFUL UPDATES, A LEGAL SUITE WITH SEPARATE ENTRANCE, SPACIOUS INTERIOR, & SET ON A LARGE IN-TOWN LOT! You won't fully get this home until you step inside, but once you do, it all makes sense. Set on a 50 x 149 ft lot in Midland's sought-after west end, this property presents over 2,600 fin sq ft with a layout that's incredibly versatile. The kitchen features warm wood-toned cabinetry, a refreshed backsplash, a double sink with a window above, and generous cabinetry, including pantry storage. The dining room feels bright and welcoming with crown moulding, a large window, and built-in storage, while the adjacent living room offers wood plank ceilings, more crown moulding, and a walkout to the sunroom. The front sunroom creates a practical space for shoes, coats, and daily storage without sacrificing flow. A generous office space features a walkout, separate entrance, and powder room, with the potential to be sectioned off from the rest of the home, making it an ideal setup for remote work or any role that benefits from a separate entry. The primary bedroom is located above the garage and features a walk-in closet plus an additional closet for overflow. Bamboo flooring adds durability throughout the main floor, while updated oak stairs create a stylish connection between levels. Downstairs, the legal second suite includes a separate entrance, an updated kitchen, newer flooring, a refreshed



bathroom, and fresh paint. The basement rec room hosts a gas fireplace, stone surround, built-in desk, and crown moulding. Whether you're looking for a mortgage helper, space for extended family, or a smart investment opportunity, the legal basement apartment with its own entrance gives you flexibility. The backyard hosts a gazebo, patio, and two sheds. Updates include thermal double-paned windows, exterior doors, a metal roof (2008) with a transferrable warranty, and a furnace (2021.) It's not just a #HomeToStay - it's a move that makes sense! (id:6289)

Built in 1970

Essential Information

Listing #	40771574
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,603
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Freehold

Community Information

Address	828 Dominion Avenue
Subdivision	MD02 - West of King Street
City	Midland
Province	Ontario
Postal Code	L4R1S7

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools
Features	Gazebo, Automatic Garage Door Opener
Parking Spaces	5
Parking	Attached Garage

of Garages 1

Interior

Appliances Dryer, Microwave, Water softener, Washer, Window Coverings

Heating Natural gas Forced air

Cooling None

Fireplace Yes

of Fireplaces 1

Has Basement Yes

Exterior

Exterior Brick, Stone, Vinyl siding

Listing Details

Listing Office RE/MAX Hallmark Peggy Hill Group Realty Brokerage



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