

\$1,149,000 - 267 Memorial Drive, Brantford

MLS® #40773091

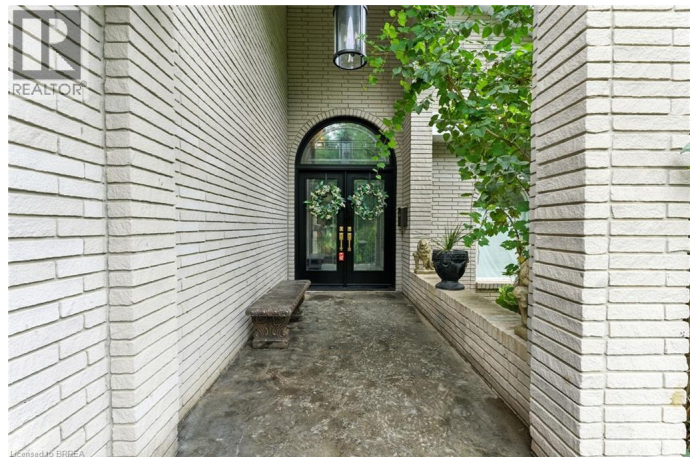
\$1,149,000

4 Bedroom, 4.00 Bathroom, 2,929 sqft

Single Family on 0.00 Acres

2011 - Cedarland, Brantford, Ontario

Welcome to this beautifully updated 4-bedroom, 4-bathroom two-storey home located in one of Brantford's most desirable neighbourhoods. From the moment you enter the spacious foyer, you'll be captivated by the elegant flow of the main floor, featuring arched doorways and an open-concept living and dining area that's perfect for both entertaining and everyday living. A stylish 2-piece bathroom, updated in 2021, adds convenience to the main level. The chef-inspired kitchen, renovated in 2017, offers floor-to-ceiling cabinetry, a large island with a gas cooktop, and a built-in oven. The eat-in kitchen flows seamlessly into the cozy family room with direct access to your backyard retreat, where you'll find beautifully stamped concrete (completed in 2018), grapevines, fruit trees, and a patio space. The backyard also features a newer pool pump (2024), perfect for summer enjoyment. Upstairs, the spacious primary suite includes a walk-in closet and an updated 4-piece ensuite bathroom (2023). Two additional bedrooms are generously sized and share a luxurious 5-piece bathroom, also renovated in 2017. The fully finished basement, completed in 2025, offers a large recreation room, an additional bedroom or office space, a 3-piece bathroom, and a functional laundry area. Additional highlights include a new AC unit (2020), newer flooring throughout including carpet (2021-2023), and a new front door installed in 2023.



Essential Information

Listing #	40773091
Price	\$1,149,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,929
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	267 Memorial Drive
Subdivision	2011 - Cedarland
City	Brantford
Province	Ontario
Postal Code	N3R7G6

Amenities

Amenities	Public Transit
Features	Paved driveway
Parking Spaces	8
Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker Ontario Ltd
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