

\$1,399,900 - 122 Dufferin Avenue, Brantford

MLS® #40773564

\$1,399,900

7 Bedroom, 5.00 Bathroom, 5,687 sqft

Single Family on 0.25 Acres

2038 - Holmedale, Brantford, Ontario

Welcome to 122 Dufferin Avenue, Brantford
Nestled in the coveted Holmedale neighborhood of Brantford, this exceptional century home is ideally located near the Grand River trails, top-rated schools, and picturesque parks. Situated on an expansive 0.254-acre lot—significantly larger than the surrounding properties—this home offers a rare and valuable sense of space and privacy in an otherwise charmingly compact neighborhood. Combining historic charm with modern updates, this property boasts stunning features such as soaring ceilings, expansive rooms, intricate trim, crown moulding, and oversized windows, all enhanced by careful renovations that seamlessly blend classic beauty with contemporary luxury. With 7 bedrooms, a loft, 5 bathrooms, 2 kitchens, and over 5,600 sq. ft. of living space, this home offers abundant room for family gatherings and quiet retreats. The well-appointed in-law suite, complete with a private entrance, provides the perfect space for extended family or guests. The private backyard is a true oasis, enclosed by a beautiful brick garden wall and featuring meticulously maintained gardens, a heated in-ground pool (liner 2025), a hot tub (2019) with seating for 8, and multiple lounging areas to enjoy the serenity of your surroundings. Additional highlights: • A fully finished third floor for additional living space • Detached double garage • Original slate roof • Ductless air conditioning • Pool (20x40 • 9 ft deep) • New boiler (2020) •



herringbone-patterned 5 hand-scraped
hardwood floors throughout, including the front
foyer  Second-level laundry  Gorgeous
stained-glass windows  Upper terrace for
outdoor enjoyment This architectural
masterpiece is brimming with warmth, history,
and character, offering the perfect blend of
timeless style and modern convenience. A
truly unique home with an oversized
lotperfectly positioned in one of
Brantfords most prestigious
neighborhoods! (id:6289)

Essential Information

Listing #	40773564
Price	\$1,399,900
Bedrooms	7
Bathrooms	5.00
Half Baths	1
Square Footage	5,687
Acres	0.25
Type	Single Family
Sub-Type	Freehold
Style	3 Level

Community Information

Address	122 Dufferin Avenue
Subdivision	2038 - Holmedale
City	Brantford
Province	Ontario
Postal Code	N3T4R1

Amenities

Amenities	Hospital, Park
Features	Paved driveway, In-Law Suite
Parking Spaces	7
Parking	Detached Garage
# of Garages	1

Interior

Heating	Natural gas Hot water radiator heat
Cooling	Ductless, Wall unit
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Foundation	Stone

Listing Details

Listing Office Keller Williams Complete Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 3:16am PDT