

# \$695,000 - 31 Bruce Street, Cambridge

MLS® #40774282

**\$695,000**

4 Bedroom, 2.00 Bathroom, 1,930 sqft

Single Family on 0.20 Acres

21 - Glenview, Lincoln, Oak, Cambridge, Ontario

Welcome to this historic legal duplex semi, ideally located in East Galt just steps from the vibrant and trendy Gaslight District. This side-by-side duplex is perfect for owner-occupied use with a mortgage helper or as a sharp investment opportunity, and it's offered with vacant possession for maximum flexibility. Unit 1 features two spacious upper bedrooms, a large main-floor living area with a cozy gas fireplace, a bright eat-in kitchen, main floor laundry, and a 4-piece bath. The kitchen opens to a generous covered porch and private deck, perfect for entertaining. Unit 2 also offers two bedrooms, an upgraded kitchen, cozy living space, private laundry, and access to its own charming yard. Both units have been freshly painted and feature new, contemporary, carpet-free flooring throughout. Parking is a breeze with a private driveway and four covered carport spaces. Additional updates include new eavestroughs, and all appliances are included. Located close to schools, shopping, the Grand River, walking trails, highway access, and all the amenities of downtown Galt, this property is a rare opportunity in one of Cambridge's most desirable neighbourhoods. (id:6289)



Built in 1888

## Essential Information

Listing # 40774282

|                |               |
|----------------|---------------|
| Price          | \$695,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Square Footage | 1,930         |
| Acres          | 0.20          |
| Year Built     | 1888          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 31 Bruce Street             |
| Subdivision | 21 - Glenview, Lincoln, Oak |
| City        | Cambridge                   |
| Province    | Ontario                     |
| Postal Code | N1R2E1                      |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Park, Place of Worship, Playground, Public Transit, Schools, Shopping |
| Features       | In-Law Suite                                                          |
| Parking Spaces | 10                                                                    |
| Parking        | Carport, Detached Garage                                              |
| # of Garages   | 2                                                                     |

### Interior

|                 |                                                                                    |
|-----------------|------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Microwave Built-in |
| Heating         | Hot water radiator heat                                                            |
| Cooling         | None                                                                               |
| Fireplace       | Yes                                                                                |
| # of Fireplaces | 1                                                                                  |
| # of Stories    | 2                                                                                  |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Aluminum siding, Stone |
| Exterior Features | Landscaped             |
| Foundation        | Stone                  |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | TrilliumWest Real Estate Brokerage |
|----------------|------------------------------------|



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