\$640,000 - 29 Wade Avenue, Brantford

MLS® #40776496

\$640,000

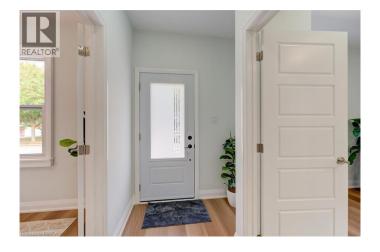
4 Bedroom, 2.00 Bathroom, 1,397 sqft Single Family on 0.00 Acres

2071 - Old West Brant, Brantford, Ontario

Elegance at its finest! Welcome to this beautifully reimagined 4 BR 2 full BTH 1400 sq ft bungalow dream home! 9' ceilings, pot lighting, luxury vinyl flooring with cork underlay, 4 BRs with 8' dbl closets, modern 2-stage lighting fixtures. The custom designed eat-in kitchen has soft close, real wood cabinetry made, 42― cabinets, elegant valance & moulding, undermount lighting, quartz countertop, S/S appliances incl. fridge, stove, LG microwave. Island w/double sink, dishwasher, potential for 3+1 bar stools. The rear open concept design allows the kitchen to flow into the LR, patio doors to yard, 60 inch 1500 w multi colour electric fireplace with timer/heat. Wall has reinforced plate behind to allow tv brackets for large TV if desired. Decorative wooden mantel. Dimmer pot lights in Kitchen and LR. The large primary BR boasts a 4pc ensuite. Both baths have rainfall/plus handheld shower fixtures, soft close cupboards/drawers/toilet lids, humidity sensors in both bathrooms/timer, quartz countertop, brushed nickel fixtures. The main 5pc bath has double sinks, marble shower floor w/quartz step and porcelain wall surround. Spacious mudroom from rear door with pot lighting & huge double closet. Laundry room has Samsung washer/dryer, S/S tub. Basement has lots of room for storage and other uses, pex throughout, main double shutoff with bleeder valve, long peg board & wrap around concrete workbench/work area. HWH w/mixing valve owned (2019) Insulation







2 ft of blown in R60, entire house has R5 Rigid Styrofoam, R32 joists, R25 perimeter in crawl space. All new plumbing. All new roof w/35 year architectural shingles. Parking for 4 cars, new asphalt, proper sloping around home. Shed 16' x 10' (side has double door). Exterior tasteful board & batten vinyl siding, pot lights front/side, rear lighting have "dark sensors―. Pyramid stairs off patio doors to new sod, interlocking brick & large stepping stones inset for easy mowing. Further details in supplements. A pleasure to show! (id:6289)

Essential Information

Listing # 40776496 Price \$640,000

Bedrooms 4
Bathrooms 2.00

Square Footage 1,397

Acres 0.00

Type Single Family

Sub-Type Freehold
Style Bungalow

Community Information

Address 29 Wade Avenue

Subdivision 2071 - Old West Brant

City Brantford
Province Ontario
Postal Code N3T1W9

Amenities

Amenities Airport, Beach, Park, Place of Worship, Playground, Schools, Shopping

Utilities Electricity, Natural Gas

Features Cul-de-sac, Paved driveway, Private Yard

Parking Spaces 4

Interior

Appliances Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in

Heating Natural gas Forced air Cooling Central air conditioning

of Stories 1

Exterior

Exterior Vinyl siding

Listing Details

Listing Office Century 21 Heritage House LTD





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Listing information last updated on October 21st, 2025 at 6:16am PDT