

\$1,899,900 - 47 Howard Boulevard, Waterdown

MLS® #40778836

\$1,899,900

4 Bedroom, 4.00 Bathroom, 4,235 sqft

Single Family on 0.00 Acres

460 - Waterdown West, Waterdown, Ontario

Welcome to 47 Howard Boulevard, a beautiful and meticulously maintained family home in the sought after neighbourhood of south Waterdown. When approaching this dignified 4 bedroom brick home, you can't help but notice its charm. This family friendly neighbourhood is nestled in the escarpment and completely canopied with mature trees, flowing undulation & character homes. The curb appeal is amplified by professionally designed gardens and natural-looking landscaping. 4 generously sized bedrooms & 4 bathrooms, boasting custom high-end upgrades throughout, including an oversized primary ensuite, 5pc bathroom, and built-in closets. The spacious living spaces feature accent walls, hardwood floors, and a gas insert in the family room. The modern kitchen, with a large eat-in quartz island centrepiece is ideal for entertaining and surrounded by stainless steel appliances & ample storage. Double door access to the private backyard surrounded by mature trees, an entertainer's dream, including a composite deck, interlock patio, and an in-ground pool. The fully finished basement spotlight is the ample recreation space, a roughed-in dry sauna room, the bar & tv space...the ultimate retreat for family movie night, or to host the big game. Nestled in Waterdown's most sought after school zone, the breezeway entrance & laundry room has inside access to the double wide garage, a perfect entryway for guests & families of all sizes. A spacious home office, custom built-ins on every level, and the many



years of love & care are evident throughout.
Walking distance to the Downtown core, and
minutes to major highways, Aldershot GO, and
all the recreation Waterdown has to offer!
(id:6289)

Built in 1985

Essential Information

Listing #	40778836
Price	\$1,899,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	4,235
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	47 Howard Boulevard
Subdivision	460 - Waterdown West
City	Waterdown
Province	Ontario
Postal Code	L8B0G4

Amenities

Amenities	Park, Public Transit, Schools, Shopping
Features	Conservation/green belt, Private Yard
Parking Spaces	4
Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Oven - Built-In, Refrigerator,
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Washer, Range - Gas, Microwave Built-in, Hood Fan, Window Coverings, Garage door opener

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker-Burnhill Realty



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Listing information last updated on October 19th, 2025 at 1:01pm PDT