

# \$629,900 - 461 Blackburn Drive Unit# 5, Brantford

MLS® #40779222

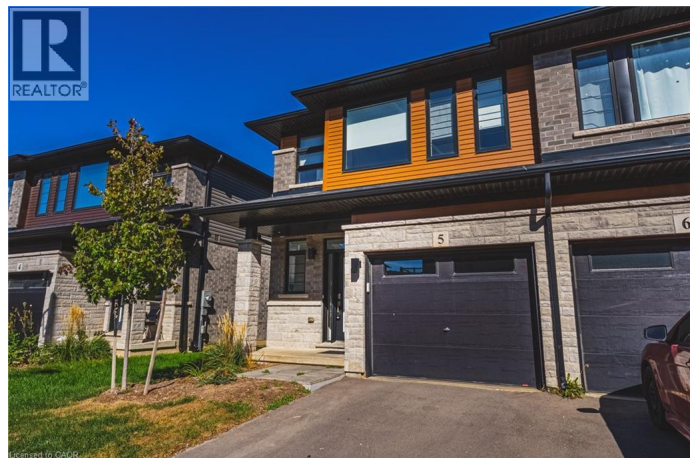
**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

2074 - Empire South, Brantford, Ontario

Welcome to this beautiful townhouse nestled in a family-friendly Brantford neighbourhood! The main floor features a spacious foyer, convenient powder room, a bright dinette area, a modern kitchen with stylish finishes, and a generously sized great room – perfect for relaxing or entertaining. Large windows fill the space with abundant natural light, creating a warm and inviting atmosphere. Find your way to the newly carpeting stairs (2025) where you’ll find three well-proportioned bedrooms with new plank flooring (2025) and two full bathrooms, including a primary suite complete with a walk-in closet and private ensuite bath. Step outside to a covered back porch, ideal for enjoying quality time with family and friends throughout the summer months. The unfinished basement is waiting for your imagination which already has a 3 piece roughed in bathroom! This home offers the perfect balance of comfort and convenience – just minutes from Costco, Highway 403, schools, parks, and shopping centres. The other item that is under contract is the ERV. Owner is a licensed Real Estate Broker. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | 40779222  |
| Price     | \$629,900 |
| Bedrooms  | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,611         |
| Acres          | 0.00          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 461 Blackburn Drive Unit# 5 |
| Subdivision | 2074 - Empire South         |
| City        | Brantford                   |
| Province    | Ontario                     |
| Postal Code | N3T0W9                      |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Park, Place of Worship, Playground, Public Transit, Schools |
| Features       | Automatic Garage Door Opener                                |
| Parking Spaces | 2                                                           |
| Parking        | Attached Garage, Visitor Parking                            |
| # of Garages   | 1                                                           |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Central Vacuum - Roughed In, Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in, Hood Fan |
| Heating      | Forced air                                                                                                |
| Cooling      | Central air conditioning                                                                                  |
| # of Stories | 2                                                                                                         |

### Exterior

|            |                     |
|------------|---------------------|
| Exterior   | Brick Veneer, Metal |
| Foundation | Poured Concrete     |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Royal LePage Macro Realty |
|----------------|---------------------------|



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Listing information last updated on October 20th, 2025 at 9:01pm PDT