

\$699,900 - 641 Limeridge Road E, Hamilton

MLS® #40780275

\$699,900

4 Bedroom, 2.00 Bathroom, 1,462 sqft

Single Family on 0.00 Acres

182 - Thorner, Hamilton, Ontario

Discover a rare investment opportunity in a prime Hamilton Mountain location—complete with drawings for three future triplexes. This property combines immediate rental income with exceptional development potential, offering the best of both worlds for savvy investors or visionaries ready to build. The existing 4-bedroom home has been thoughtfully updated, blending functionality with inviting, contemporary charm. The bright, open layout includes a spacious living area, a well-equipped kitchen with generous cabinetry, and a finished loft perfect for a home office, studio, or creative retreat. With three-car parking plus a garage, there's no shortage of space for family or tenants alike. The lower level provides additional flex space—ideal for storage, a fitness zone, or a future recreation room. Conveniently located just minutes from the LINC, public transit, schools, shopping, and major amenities, this property is perfectly positioned for both comfort and connectivity. Currently rented for \$2,616.25 per month, it delivers strong, steady cash flow while offering the exciting prospect of a multi-residential future. Whether you choose to hold, enhance, or build, this is an address where opportunity meets potential. (id:6289)



Essential Information

Listing # 40780275

Price \$699,900

Bedrooms	4
Bathrooms	2.00
Square Footage	1,462
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	641 Limeridge Road E
Subdivision	182 - Thorner
City	Hamilton
Province	Ontario
Postal Code	L8W1A2

Amenities

Amenities	Hospital, Park, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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Listing information last updated on October 25th, 2025 at 4:16pm PDT