

\$824,900 - 25 Montrose Avenue, Hamilton

MLS® #40780914

\$824,900

4 Bedroom, 3.00 Bathroom, 2,150 sqft

Single Family on 0.00 Acres

241 - Rosedale, Hamilton, Ontario

Welcome to 25 Montrose Ave, located at the base of the Niagara Escarpment in the Rosedale neighborhood. This two-story home offers 3+1 bedrooms, 2.5 bathrooms, and a main-floor family room addition. On the main floor, you'll find a spacious bedroom, and an open-concept kitchen and a 4-piece bathroom. The family room allows for large gatherings and access to your backyard deck. The lower level includes a finished, Recreation room with an additional bedroom, laundry, storage cupboards, and a 3-piece bath. Upstairs, there are two bedrooms, a 2-piece bathroom with built-in closets. Outside, the fully fenced yard features a two-tier deck with a new 12' x 10' gazebo, a hot tub, two sheds for storage, and nicely landscaped. Recent updates include a high-efficiency gas furnace, AC, appliances, windows, a custom front door, electrical panel, interior doors, and kitchen and bathroom renos. Great curb appeal, the house also offers a cozy sitting porch, perfect for enjoying the terrific escarpment views. Close to hiking trails, the escarpment stairs, rail trail, parks, grocery stores, and Kings Forest Golf Course, and is in move in condition. Call today to set up your viewing. (id:6289)

Built in 1942

Essential Information

Listing # 40780914

Price \$824,900



Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,150
Acres	0.00
Year Built	1942
Type	Single Family
Sub-Type	Freehold

Community Information

Address	25 Montrose Avenue
Subdivision	241 - Rosedale
City	Hamilton
Province	Ontario
Postal Code	L8K4X9

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Public Transit, Schools
Features	Southern exposure, Paved driveway
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

Interior

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

Exterior

Exterior	Brick
Foundation	Block

Listing Details

Listing Office	One Percent Realty Ltd.
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