

# \$799,900 - 44 Brown Street, Clarington (bowmanville)

MLS® #E12443914

**\$799,900**

5 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Bowmanville, Clarington (bowmanville),  
Ontario

Desirable home in a premium location just seconds from downtown, set in a mature treed neighbourhood with a large 59-foot frontage. This 3+2 bed, 2 bath detached bungalow features bright oversized windows in the kitchen and living areas. The living room is enhanced with hardwood floors and crown moulding, while the gorgeous eat-in kitchen, updated in 2022, offers pot lights, stainless steel appliances, and plenty of space for family meals. The main level includes two bedrooms, both with walkouts to a private wooden deck. The basement finished with separate entrance leading to a full in-law suite complete with a kitchen, family room, 2-bedroom nanny split, and a four-piece bathroom, providing excellent space for extended family or rental potential. The private backyard is fully fenced and beautifully landscaped, featuring a large deck, gazebo, and multiple areas for outdoor dining and relaxation, all surrounded by mature greenery. Additional updates include shingles (2012), upstairs bathroom (2020), air conditioning (2022), electrical panel (2021), washer and dryer (approx. 2019), gas furnace (approx. 6 years old), gazebo (2021), and most windows (2011). With a double car garage and the rare combination of location, upgrades, and income potential, this home is a true gem in Clarington. Check out realtors link for additional virtual tours. (id:6289)



## Essential Information

Listing #	E12443914
Price	\$799,900
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	44 Brown Street
Subdivision	Bowmanville
City	Clarington (bowmanville)
Province	Ontario
Postal Code	L1C2R4

## Amenities

Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

## Interior

Appliances	Dishwasher, Dryer, Water Heater, Two stoves, Washer, Window Coverings, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

## Exterior

Exterior	Brick
Lot Description	59 x 113 FT
Foundation	Concrete

## Listing Details

Listing Office	KELLER WILLIAMS ENERGY LEPP GROUP REAL ESTATE
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Listing information last updated on October 14th, 2025 at 11:46pm PDT