

\$849,900 - 30 Lesbury Avenue, Brampton (brampton East)

MLS® #W12223357

\$849,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Brampton East, Brampton (brampton East),
Ontario

An excellent, unique opportunity in downtown Brampton - this cute bungalow sits on a huge (!!) corner lot with 2 separate driveways (one accessing Clarence St accessing Lesbury Ave). The Clarence Street driveway easily holds parking for a minimum of 6 vehicles plus a massive 2-car detached garage/workshop with loft storage, 60 amp service, built-in workbenches and newer garage door openers. It would make the perfect garden suite/laneway house for additional income! (Buyer to perform their own due diligence with the City of Brampton) The Lesbury Ave driveway comfortably parks 4 vehicles, tandem-style. Originally a 3-bedroom model featuring hardwood floors throughout the bedrooms and main living area, it has been converted to a 2-bedroom home, with a massive primary bedroom with large double closets and the perfect sitting area (easily converted back to a bedroom) making this a perfect primary retreat. The second bedroom/den holds separate laundry, a large closet and makes a perfect den or guest bedroom. The open concept living space flows perfectly from the bedroom area and holds a bright living room with amazing bay window, dining room just off the kitchen with a breakfast bar and lots of storage. The main floor is topped off with the bonus feature of a beautiful 4-season, sunken family room with



gas fireplace and walk-out to the deck to provide extra living space. Ideal for multi-generational families, the basement has a fully separate, beautifully updated 1-bedroom in-law suite with separate, private entrance, large kitchen and 3-piece bathroom. With tons of storage in the basement, newer laminate flooring, a separate laundry room and built-in pantry in the kitchen, and gorgeous arches in the entry way, this unit has been wonderfully maintained. (id:6289)

Essential Information

Listing #	W12223357
Price	\$849,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	30 Lesbury Avenue
Subdivision	Brampton East
City	Brampton (brampton East)
Province	Ontario
Postal Code	L6W3A4

Amenities

Amenities	Park, Place of Worship, Schools, Public Transit, Fireplace(s)
Features	Gazebo, In-Law Suite
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Garage door opener, Stove, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	60 x 132.2 FT
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE MEADOWTOWNE REALTY



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