

\$945,000 - 52 Simmons Boulevard, Brampton (madoc)

MLS® #W12240501

\$945,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Madoc, Brampton (madoc), Ontario

****LEGAL BASEMENT APARTMENT | INCOME POTENTIAL | BACKING ONTO A BEAUTIFUL, PRIVATE PARK ****Welcome to 52 Simmons Blvd, a rare and exceptional opportunity to own a spacious home with a fully ****LEGAL**** Basement Apartment. Perfect for multi-generational living or generating dual rental income, this property offers unmatched flexibility and value. Whether you're a first-time buyer looking to offset your mortgage with reliable rental income or an investor seeking a turn-key, cash-flowing property, this home checks all the boxes. Offering a total of ****5 bedrooms****, it provides generous living space across both levels. The main level features bright, open-concept living and dining areas, a large eat-in kitchen, and well-sized bedrooms. The ****legal**** basement apartment has its own private entrance, full kitchen, bathroom, and shared laundry ensuring privacy and comfort for both units. Recent updates include a ****newer roof (2018)**** and ****newer furnace (2021)****, providing peace of mind for years to come. The backyard is a true highlight ****backing onto a beautiful, private park**** with no neighbours behind. Located in a family-friendly neighbourhood, close to schools, shopping, transit, and parks, in one of Brampton's most desirable communities. Excellent income potential from ****two legal units**** perfect for investors or homeowners who want to live in one unit and rent out the other, or for large/extended families. Homes with ****LEGAL**** basement apartments are rare



dont miss this incredible opportunity! (id:6289)

Essential Information

Listing #	W12240501
Price	\$945,000
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	52 Simmons Boulevard
Subdivision	Madoc
City	Brampton (madoc)
Province	Ontario
Postal Code	L6V3V6

Amenities

Amenities	Park
Features	Carpet Free, In-Law Suite
Parking Spaces	3
Parking	Garage
# of Garages	1

Interior

Appliances	Water Heater, Water meter, Dryer, Two stoves, Washer, Window Coverings, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
Basement	Apartment in basement

Exterior

Exterior	Brick
Lot Description	30 x 100 FT ; Backing On To Park!!!
Foundation	Concrete

Listing Details

Listing Office

HOMELIFE/CIMERMAN REAL ESTATE LIMITED



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