

\$319,900 - 24 - 1347 Lakeshore Road, Burlington (brant)

MLS® #W12249325

\$319,900

1 Bedroom, 1.00 Bathroom,
Single Family

Brant, Burlington (brant), Ontario

DRASTICALLY REDUCED TO SELL and CHEAPER THAN RENT!!! Welcome to this nicely updated, move-in ready, 1 bedroom unit with quality vinyl windows in every room, in an unbeatable and extremely desirable location, directly across from Spencer Smith Park, Spencer's at the Waterfront, and the Art Gallery of Burlington, and literally steps to the lake, trails, hospital, and downtown Burlington, and only a minute to the QEW, 403 and 407. This unit is on the first floor, has spacious principal rooms, including the living room, large eat-in kitchen, and primary bedroom, and has lots of quality updates throughout. Updates include ALL NEW in 2024: luxury wide plank vinyl flooring and 4 baseboards throughout, updated 4-piece bathroom with new vanity, countertop/sink, sink faucet, mirror, light fixtures, showerhead, and toilet, refreshed white kitchen cabinetry professionally painted inside and out, new fridge and stove, portable AC unit, and lighting, and freshly painted throughout. This unit shows 10+++.

The complex has a nice community feel, is very quiet, well maintained, and has a great condo board. Complex amenities also include visitor parking, onsite laundry, and bike storage. The low monthly fee includes PROPERTY TAX, water, cable tv, unlimited high-speed internet, and storage locker. Optional parking space is \$550/year. 2nd space may be available if needed. No dogs and no rentals/leasing. Don't wait and miss this opportunity for affordable living, in



this very nicely updated unit, directly across from the lake and just about every other amenity! Welcome Home! All furniture negotiable and less than 2 years old. Quick closing available! (id:6289)

Essential Information

Listing #	W12249325
Price	\$319,900
Bedrooms	1
Bathrooms	1.00
Type	Single Family
Sub-Type	Shares in Co-operative

Community Information

Address	24 - 1347 Lakeshore Road
Subdivision	Brant
City	Burlington (brant)
Province	Ontario
Postal Code	L7S1B1

Amenities

Amenities	Hospital, Park, Public Transit, Visitor Parking, Separate Heating Controls, Separate Electricity Meters, Storage - Locker
Features	Carpet Free, Laundry- Coin operated
Parking Spaces	1
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Blinds, Hood Fan, Stove, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Window air conditioner

Exterior

Exterior	Brick
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Listing Details

Listing Office

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Listing information last updated on October 19th, 2025 at 8:16pm PDT