

\$1,250,000 - 24 Mellowood Avenue, Brampton (Bram East)

MLS® #W12462083

\$1,250,000

7 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Bram East, Brampton (Bram East), Ontario

Discover your next home and investment opportunity in one exceptional, fully renovated detached residence. Located in a sought-after neighbourhood, this home masterfully combines elegant, modern style with practical and versatile living spaces. Upon entering, large windows draw in abundant natural light, illuminating an open and inviting interior. The spacious main floor is thoughtfully designed with distinct family and living rooms, providing ample space for both relaxing and entertaining. The gourmet kitchen is a chef's dream, featuring modern appliances, high-end finishes, and plenty of storage. This home offers plenty of room for a growing family with four generously sized bedrooms, two and a half tastefully updated bathrooms. A versatile bonus room on the main floor, currently set up as a salon. This flexible space is perfect for a home office or creative studio and is ready to adapt to your specific needs. Outside, the property provides even more value: A double-car garage and a large driveway offer generous parking for residents and guests. A private, fully fenced backyard creates a safe and secure space for children, pets, and outdoor gatherings. What truly sets this home apart is the fully finished, self-contained basement suite with its own separate entrance. Complete with a full kitchen, three bedrooms, and a washroom, this suite offers an excellent opportunity for rental income or a



multi-generational living arrangement. This property is more than just a home; it's a lifestyle opportunity that provides the financial benefits of a separate basement apartment with the added versatility of a bonus space. Don't miss your chance to own this blend of comfort, style and practicality. (id:6289)

Essential Information

Listing #	W12462083
Price	\$1,250,000
Bedrooms	7
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	24 Mellowood Avenue
Subdivision	Bram East
City	Brampton (bram East)
Province	Ontario
Postal Code	L6P2P2

Amenities

Amenities	Place of Worship, Public Transit, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Range, Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick
Lot Description	40 x 108.3 FT
Foundation	Poured Concrete

Listing Details

Listing Office	COLDWELL BANKER THE REAL ESTATE CENTRE
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