

\$1,049,000 - 13 Waterdale Road, Brampton (fletcher's Meadow)

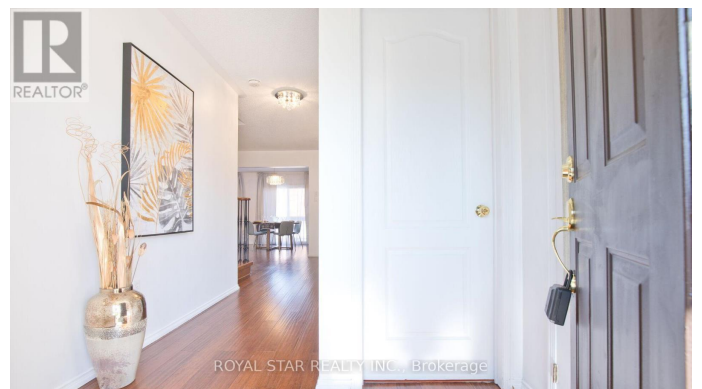
MLS® #W12475774

\$1,049,000

6 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Fletcher's Meadow, Brampton (fletcher's Meadow), Ontario

Welcome to this Bright, Upgraded, Fully Renovated, and Freshly painted 4-bedroom, 4-bathroom detached home with a double car garage, located in a sought-after, family-friendly neighborhood. This beautiful, well-maintained home features a ***LEGAL 2-BEDROOM WALKOUT BASEMENT APARTMENT***registered with the city as a second dwelling unit. Approximately \$175K has been spent on renovations and the legal basement conversion. ***THE MAIN HOME INCLUDES*** Brand new A/C and cooking range. Upgraded kitchen with granite countertops. All bathrooms updated with new quartz-counter vanities and toilets. New engineered hardwood on the main level, laminate flooring on the second level and basement a completely carpet-free home. All new double curtains with sheers and curtain rods. Recently installed washer-dryer, microwave, dishwasher, and steel garage doors. Stylish chandelier and freshly painted deck. ***LEGAL BASEMENT APARTMENT HIGHLIGHTS*** Fully separate entrance and direct access to the backyard, Above Grade Windows. Looks like an apartment and not a basement, Includes its own washer-dryer, fridge, microwave, and stove. Was previously leased for \$2,200/month Great for generating rental income, in-law suite, or extended family living. Helps with mortgage qualification (check



with your bank or mortgage broker regarding income qualification benefits) ***OTHER FEATURES*** 200 Amp Electric Panel. No sidewalk 4 parking spaces on Driveway 2 Parking In The Garage. Next to Fletchers Meadow Plaza 5-minute drive to Mount Pleasant GO Station and Cassie Campbell Community Center Close to schools, restaurants, plazas, highways, and public transit. This home is perfect for: First-time buyers seeking both personal use and income from a legal basement Investors looking for dual income potential and positive cash flow. This modern, income-generating home is elegant and move-in ready. A MUST SEE !!! (id:6289)

Essential Information

Listing #	W12475774
Price	\$1,049,000
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	13 Waterdale Road
Subdivision	Fletcher's Meadow
City	Brampton (fletcher's Meadow)
Province	Ontario
Postal Code	L7A1S7

Amenities

Amenities	Hospital, Park, Public Transit, Schools
Utilities	Electricity, Sewer
Features	Flat site, Carpet Free, Sump Pump
Parking Spaces	6

Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Microwave, Range, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Walk out, Apartment in basement

Exterior

Exterior	Brick, Concrete
Lot Description	36.1 x 85.3 FT under 1/2 acre
Foundation	Concrete, Poured Concrete

Listing Details

Listing Office	ROYAL STAR REALTY INC.
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Listing information last updated on October 23rd, 2025 at 5:32pm PDT