

\$669,000 - 66 Erie Avenue, Hamilton (stinson)

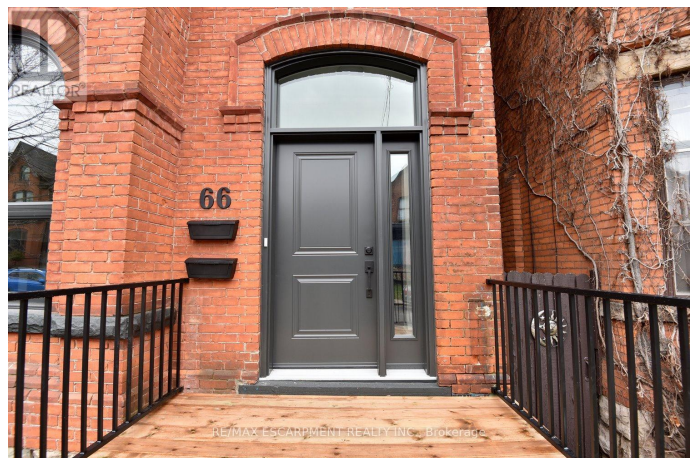
MLS® #X12139881

\$669,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Stinson, Hamilton (stinson), Ontario

Beautiful Century Home recently restored and renovated. Step into a lucrative investment opportunity with this meticulously renovated duplex, boasting \$200K in high-quality upgrades. Designed for long-term value, both above-ground units are bathed in natural light and equipped with modern amenities to attract reliable tenants. Additional unfinished basement with potential to add a third unit. The main floor features two spacious bedrooms, a bright living area, in-unit laundry, and sleek new appliances - offering a seamless living experience. Upstairs, a generously sized two-bedroom plus den layout provides dedicated living and dining spaces, complemented by a full suite of new appliances, including a washer, dryer, stove, and dishwasher. Major updates, including roof (2017), refurbished exterior stairs, and enhanced entryways, ensure peace of mind and durability. Positioned in a walkable neighborhood with prime access to transit and shops, this turnkey property is ready for immediate occupancy - ideal as a primary live/rent residence or a high-yield rental investment. Don't miss out on securing an asset that combines style, convenience, and strong returns. (id:6289)



Essential Information

Listing #	X12139881
Price	\$669,000

Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	66 Erie Avenue
Subdivision	Stinson
City	Hamilton (stinson)
Province	Ontario
Postal Code	L8N2W6

Amenities

Amenities	Hospital, Public Transit, Schools, Fireplace(s), Separate Heating Controls
Features	Level lot, Flat site, Carpet Free
Parking	No Garage, Street

Interior

Appliances	Water Heater, Water meter, Dishwasher, Dryer, Microwave, Hood Fan, Stove, Refrigerator
Heating	Wood Radiant heat
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Basement	Separate entrance

Exterior

Exterior	Brick
Lot Description	26.5 x 146 FT
Foundation	Stone

Listing Details

Listing Office	RE/MAX ESCARPMENT REALTY INC.
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