

# \$874,900 - 27 Melrose Avenue S, Hamilton (stripley)

MLS® #X12292174

**\$874,900**

7 Bedroom, 4.00 Bathroom,  
Multi-family on 0.00 Acres

Stripley, Hamilton (stripley), Ontario

Rare 3-unit opportunity in a quiet, tree-lined Downtown Hamilton neighbourhood. Steps to schools, shopping, parks, Tim Hortons Field, community centre, and with easy access to downtown and highways. Fully renovated from the studs, this 2.5-storey property is a legal duplex with a finished basement already roughed-in for a third self-contained unit, offering exceptional flexibility for investors or owner-occupants. The main floor includes 2 bedrooms and 1 bath, plus exclusive use of the finished basement with 2 more bedrooms, 1 bath, and a large rec room, easily converted to a separate suite. Both main and basement spaces are vacant, ideal for moving in or maximizing rental income. The upper unit spans the 2nd and 3rd floors with 3 bedrooms, 2 full baths, and a private rear patio. All major updates are done: wiring, plumbing, windows, insulation, drywall, roof, soffits, and fascia, ensuring low-maintenance ownership for years ahead. Live in one unit and rent two, or lease out all three for strong cash flow. The backyard has been converted to plenty of parking, perfect for added income during football season. With potential for a future 4-plex conversion and 6 months of free professional property management included, this is a rare chance to secure a high-performing 3-unit investment in a prime Hamilton location. (id:6289)



## Essential Information

Listing #	X12292174
Price	\$874,900
Bedrooms	7
Bathrooms	4.00
Acres	0.00
Type	Multi-family

### Community Information

Address	27 Melrose Avenue S
Subdivision	Stripleley
City	Hamilton (stripleley)
Province	Ontario
Postal Code	L8M2Y4

### Amenities

Amenities	Park, Place of Worship, Public Transit, Schools
Parking Spaces	5
Parking	Garage
# of Garages	1

### Interior

Appliances	Dishwasher, Dryer, Two stoves, Two Washers, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Basement	Separate entrance, Walk-up

### Exterior

Exterior	Brick
Lot Description	33.8 x 120 FT
Foundation	Stone

### Listing Details

Listing Office	KELLER WILLIAMS COMPLETE REALTY
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