

\$1,419,000 - 309 Amberly Boulevard, Hamilton (ancaster)

MLS® #X12299052

\$1,419,000

6 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Ancaster, Hamilton (ancaster), Ontario

MUST SEE! 4+2 Bed, 4 Bath Detached Home on a Premium Corner Lot with Basement Apartment! Bright open-concept layout with hardwood floors, pot lights, a newly renovated basement with separate entrance with strong income potential, all in a prime location. Enjoy the large kitchen with quartz counters, S/S appliances, and ample cabinetry, overlooking the family room - great for everyday living and entertaining. Unique main floor full bath + bedroom option, perfect for accessible living, in-laws or multi-generational households. Upstairs offers 4 bedrooms, 7 closets, renovated baths (2025), and master with jacuzzi. Fully renovated in 2025, the walk-out basement is a turnkey rental unit with 2 large bedrooms, full kitchen, full laundry, family room, foyer, and private parking an excellent revenue-generating opportunity. Massive corner lot with pool-sized backyard, mature trees, landscaped garden, 6 parking spots and separate basement entrance with awning. Upgrades include: Full Basement Apartment (2025), 4 Bathrooms (2025), Backyard Fence (2025), Pot lights (2024). Prime location just 2 minutes to shops, parks, schools, and quick access to public transit & Hwy 403. Flexible Layout + Income Potential Make This a Rare Gem Move-In Ready with Room to Grow! (id:6289)



Essential Information

Listing #	X12299052
Price	\$1,419,000
Bedrooms	6
Bathrooms	4.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	309 Amberly Boulevard
Subdivision	Ancaster
City	Hamilton (ancaster)
Province	Ontario
Postal Code	L9G4B6

Amenities

Amenities	Fireplace(s)
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Microwave, Two stoves, Two Washers, Window Coverings, Two Refrigerators
Heating	Electric, Natural gas Heat Pump, Not known
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Apartment in basement, Walk out

Exterior

Exterior	Brick, Vinyl siding
Lot Description	81.4 x 108.6 FT
Foundation	Brick, Concrete, Poured Concrete

Listing Details

Listing Office	RIGHT AT HOME REALTY
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