

\$949,999 - 35 Mountain Avenue, Hamilton (kirkendall)

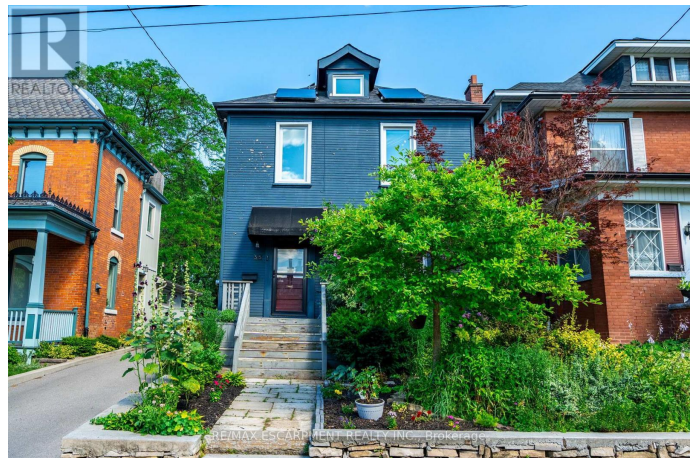
MLS® #X12301309

\$949,999

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Kirkendall, Hamilton (kirkendall), Ontario

Incredible opportunity in the heart of desirable Kirkendall South! This charming 2.5-storey home sits on an impressive 198-foot deep lot and boasts a resort-style backyard featuring a saltwater pool, stamped concrete, raised deck, vegetable garden and bonus shed space an entertainer's dream! Inside, you'll find a bright, open-concept layout full of character, original pine floors, high ceilings, and large principal rooms. The main level offers a functional kitchen with walkout to the yard, spacious living and dining areas, and a convenient 3-piece bath. Upstairs, the primary retreat impresses with a vaulted ceiling, skylight, ensuite privilege to a renovated bathroom, laundry access, and garden doors perfect for a future second-storey deck. A second bedroom and a versatile den complete this level. The third floor is fully finished and currently used as a third bedroom. Recent improvements include windows and solar panels completed in 2023. This home offers the perfect blend of charm, function, and outdoor luxury all just steps to Locke Street, parks, top schools, and trails. (id:6289)



Essential Information

Listings #	X12301309
Price	\$949,999
Bedrooms	3
Bathrooms	2.00

Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	35 Mountain Avenue
Subdivision	Kirkendall
City	Hamilton (kirkendall)
Province	Ontario
Postal Code	L8P4E8

Amenities

Amenities	Public Transit, Schools
Features	Wooded area
Parking Spaces	2
Parking	No Garage, Tandem
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior	Wood
Lot Description	30 x 198 FT
Foundation	Stone

Listing Details

Listing Office	RE/MAX ESCARPMENT REALTY INC.
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