

\$747,000 - 36 Hillcrest Avenue, Brantford

MLS® #X12375375

\$747,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

An exquisite four-level backsplit nestled in the highly sought-after, family-oriented neighborhood of West Brant. This delightful residence is just steps away from stunning woodlands and walking trails along the picturesque Grand River, as well as all contemporary conveniences. Set on a spacious lot adorned with mature trees, it features a very private backyard. Upon entering, you are welcomed by a generous, well-lit living and dining area highlighted by a beautiful bay window. Proceed to the inviting and roomy eat-in kitchen. The upper level boasts three generously sized bedrooms offering scenic views of the city, along with a fully renovated four-piece bathroom. For family gatherings, the expansive lower level, designed in a cozy cottage style, serves as an ideal space to unwind, complemented by ample storage options. The basement completes this charming home with a rustic, updated three-piece bath, a large laundry area, and a bright workshop that could easily be transformed into a fourth bedroom. Transform the backyard into your personal oasis, where you can enjoy privacy on your lovely patio overlooking the city. Additionally, entertain in the fully finished, spray foam insulated double garage, equipped with heating and a separate 60-amp panel. This remarkable home truly embodies the perfect blend of urban living and cottage charm.

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Essential Information

Listing #	X12375375
Price	\$747,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	36 Hillcrest Avenue
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T5X8

Amenities

Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Central Vacuum, Range, Dryer, Garage door opener, Satellite Dish, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	50.9 x 153 FT
Foundation	Poured Concrete

Listing Details

Listing Office	MODERN SOLUTION REALTY INC.
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Listing information last updated on October 20th, 2025 at 2:01pm PDT