

\$679,999 - 83 Arnold Marshall Boulevard, Haldimand

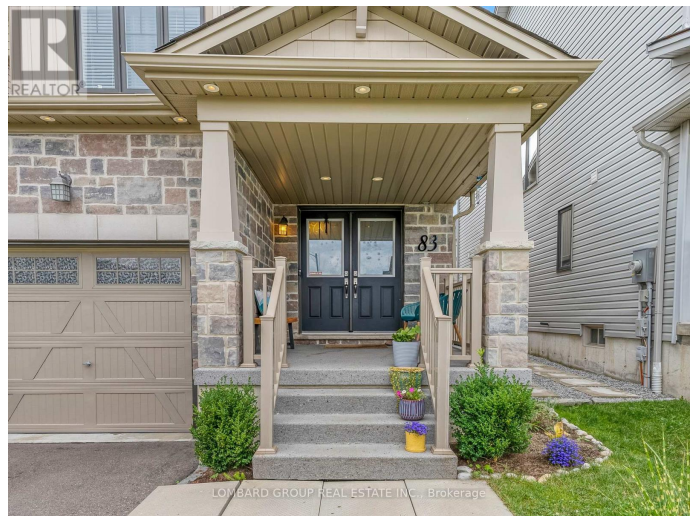
MLS® #X12392912

\$679,999

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Haldimand, Haldimand, Ontario

Welcome to this stunning approximately 1,300 sq.ft. 3-bedroom, 3-bathroom detached home in Caledonia's highly sought-after Empire Avalon community. Perfect for families, this home features large sun-filled windows, a welcoming front porch, and a fully fenced backyard, ideal for kids, pets, or relaxing outdoors. The open, functional layout creates warm living spaces, while the unfinished basement with a bathroom rough-in gives you the flexibility to create your dream extra living area. Thoughtful features include garage door opener remote, ERV/HRV system, central vacuum rough-ins, and quality exterior finishes including stucco on the foundation and front deck. Families will love the convenience of brand-new Catholic and public elementary schools that opened September 2, 2025, just a short walk away. Enjoy peace of mind knowing your children are steps from modern schools. Located only 15 minutes from Hamilton and surrounded by green spaces, this home perfectly balances convenience with a safe, vibrant community lifestyle. Don't miss the chance to move in and enjoy everything Empire Avalon has to offer! (id:6289)



Essential Information

Listing #	X12392912
Price	\$679,999
Bedrooms	3

Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	83 Arnold Marshall Boulevard
Subdivision	Haldimand
City	Haldimand
Province	Ontario
Postal Code	N3W0B4

Amenities

Amenities	Park, Schools
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick, Aluminum siding
Lot Description	26.9 x 91.9 FT
Foundation	Concrete

Listing Details

Listing Office	LOMBARD GROUP REAL ESTATE INC.
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