

\$599,900 - 10 Linden Avenue, Brantford

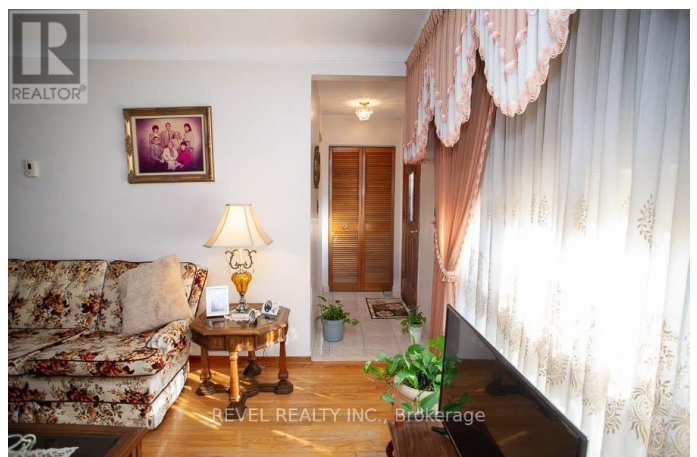
MLS® #X12409712

\$599,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Location, location! This rare one-owner home has not been on the market in more than 50 years, and opportunities like this do not come along often. Tucked away on a picturesque, tree-lined street, this property combines timeless charm with unbeatable convenience. Enjoy being just steps from parks and schools, with quick highway access making commuting a breeze. Offering over 1,500 square feet of finished living space, this three-level back split is designed with comfort and flexibility in mind. The large principal rooms are flooded with natural light through expansive windows, creating a bright and inviting atmosphere. Original hardwood floors flow throughout the main living areas and bedrooms, adding warmth, character, and the kind of craftsmanship that stands the test of time. With three generously sized bedrooms, there is plenty of space for your growing family. Functionality meets opportunity with two separate entrances from the kitchen and one from the foyer, along with a second kitchen in the basement. Whether you're looking to host extended family, create an in-law suite, or simply enjoy extra space, this home is well-suited to accommodate your lifestyle. The exterior is just as impressive. A detached single-car garage and powered shed provide ample storage, workshop space, or room for hobbies. The backyard is a private retreat with no direct rear neighbours, offering both peace and outdoor enjoyment. Imagine summer barbecues, gardening, or simply unwinding in



your own tranquil space. Lovingly maintained for over five decades, this property blends classic features with endless potential. Whether you're drawn to its mid-century character, its versatile layout, or its prime location, this gem is ready for its next chapter. Homes like this rarely become available!
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Essential Information

Listing #	X12409712
Price	\$599,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	10 Linden Avenue
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3S7E2

Amenities

Amenities	Park, Schools
Features	Flat site
Parking Spaces	7
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water meter, Garage door opener, Stove, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	55 x 155.9 FT under 1/2 acre
Foundation	Block

Listing Details

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