

\$749,900 - 13 Bruce Street, Hamilton (durand)

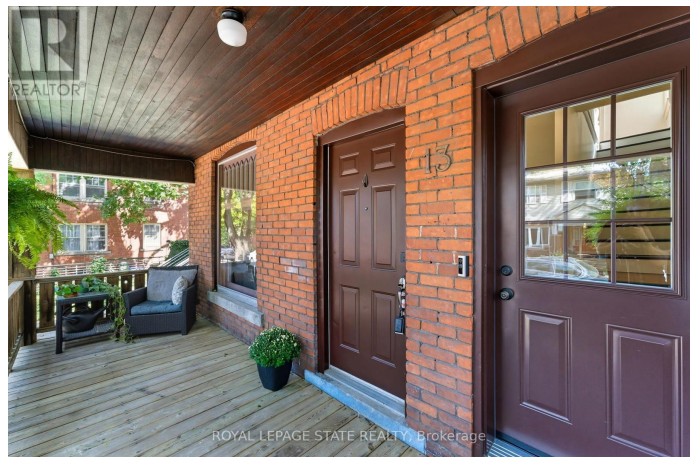
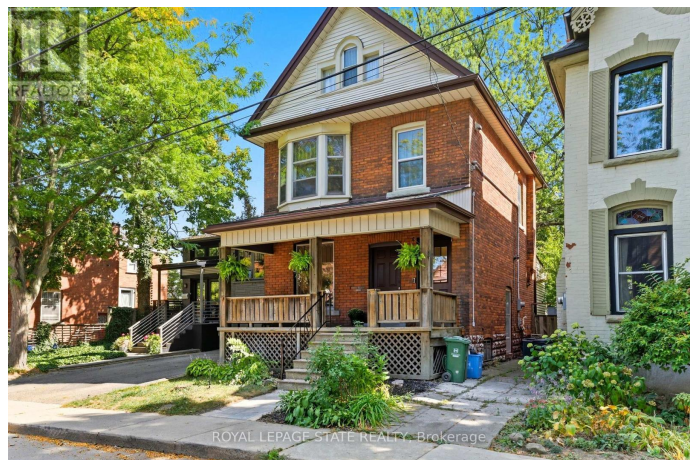
MLS® #X12413154

\$749,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Durand, Hamilton (durand), Ontario

Tucked into the heart of Hamilton's beloved Durand neighbourhood, this character-filled home blends historic charm with modern potential for a 2-family home, investment property or a canvas for your lifestyle. With the flexibility for a two-family or duplex conversion, plus a finished attic ready to become a loft-style primary suite, creative studio, or cozy guest retreat, the options are endless. Whether you're dreaming of a space to grow, a home to share, or a project that reflects your individuality, this property adapts to your vision. Providing two front entrances, the main floor showcases a large living room, dining room boasting 9-foot ceilings and character, field windows, a generous sized, eating kitchen, and a three-piece bathroom. Second floor boasts, hardwood flooring through the hallways, two generous size bedrooms, a kitchenette, and a four-piece bathroom. Step outside to a spacious, private fenced yard with bright eastern exposure perfect for morning coffee rituals, backyard gardening, or weekend gatherings under the city sky. In Durand, you're surrounded by Hamilton's most eclectic mix of caf  s, indie restaurants, galleries, and green spaces all within a walkable, character-rich neighbourhood. (id:6289)



Essential Information

Listing #	X12413154
Price	\$749,900

Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	13 Bruce Street
Subdivision	Durand
City	Hamilton (durand)
Province	Ontario
Postal Code	L8P3M5

Amenities

Amenities	Fireplace(s)
Features	In-Law Suite
Parking	No Garage

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Brick Facing
Lot Description	24.4 x 109.7 FT
Foundation	Stone

Listing Details

Listing Office	ROYAL LEPAGE STATE REALTY
----------------	---------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 30th, 2025 at 8:01am PDT