

\$610,000 - 25 - 270 Melvin Avenue, Hamilton (mcquesten)

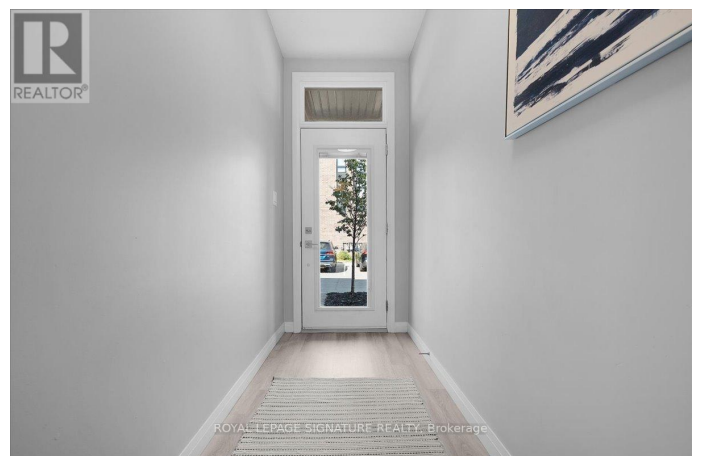
MLS® #X12413764

\$610,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

McQuesten, Hamilton (mcquesten), Ontario

Welcome to this beautiful 3 year old, 3-bedroom, 2-bath freehold townhouse. Thoughtfully designed across three levels, this 1600+ square foot home combines modern luxury with everyday convenience. Located at the back of the complex in one of the most private and quiet settings, this home backs onto a residential neighbourhood rather than busy streets or apartment buildings and fronts on a quiet street where kids can play. Ample visitor parking is available, and the private driveway plus garage with direct inside entry add to the ease of daily life. Step inside to a spacious foyer that sets the tone for the bright and airy layout. The ground floor offers a walk-out to the backyard an ideal space that can be used as a rec room, office, or even a 4th bedroom. The main floor features 9 ft ceilings, a large open-concept kitchen with stainless steel appliances, granite countertops, and a central island, seamlessly combined with a large and incredibly bright dining area. The living room offers a walk-out to an upper deck overlooking the quiet residential surroundings perfect for relaxing to watch the sunset, or entertaining. Upstairs, you'll find three generous bedrooms, including a large primary with his & hers closets, plus the convenience of an upstairs laundry room. This family-friendly complex is only 3 years old, well maintained and ideally situated close to schools, shopping, parks, and nature trails



(Red Hill Valley Trail), with easy access to the Red Hill Parkway, the LINC, the QEW, and transit/future transit including the Confederation GO Station and Hamilton LRT. Whether commuting to Toronto, Mississauga, or exploring Niagara's wine country, this location puts everything within reach, at an accessible price-point! Upgrades incl. water line run to fridge, Moen faucet, upgraded cabinets & hardware, backsplash. (id:6289)

Essential Information

Listing #	X12413764
Price	\$610,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	25 - 270 Melvin Avenue
Subdivision	McQuesten
City	Hamilton (mcquesten)
Province	Ontario
Postal Code	L8H2A6

Amenities

Parking Spaces	2
Parking	Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Range, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior	Brick
Lot Description	78.8 x 15.6 FT
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE SIGNATURE REALTY



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