

\$899,999 - 6550 Sinclairville Road, Hamilton

MLS® #X12465481

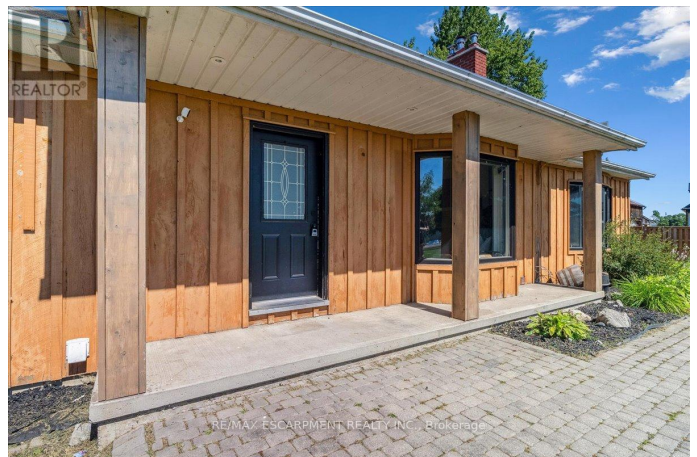
\$899,999

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Rural Glanbrook, Hamilton, Ontario

Set on just over an acre and backing onto tranquil farmland, this beautifully updated 4+1 bedroom, 4-bath bungalow offers the perfect blend of privacy, space, and convenience.

Located in a sought-after pocket of Glanbrook, you're only minutes to Hamilton, Binbrook, and Ancaster - making commuting and city amenities easily accessible while enjoying the peace of country living. Step inside to a bright, open-concept main floor with hardwood throughout the kitchen, dining, living, and hallway. The kitchen is fully updated with block countertops, tile backsplash, breakfast bar, pot lights, and a skylight that floods the space with natural light. Sliding doors off the dining room open to a spacious rear yard - ideal for entertaining or quiet relaxation. The living room features a large bay window and a stunning wood-burning fireplace with stone surround and a newly redesigned custom live-edge mantel, while the oversized family room adds even more living space with crown moulding and another bright bay window. The primary bedroom includes a 3-piece ensuite and a newly added walk-in closet, with an updated main 4-piece bath nearby. A brand new powder room and refreshed front entry enhance the main floors functionality and style. For added convenience, enjoy laundry on both the main and lower levels. A separate rear entrance leads to a fully self-contained in-law suite, thoughtfully renovated in 2016, featuring an open-concept kitchen and living area with pot lights throughout - ideal for



extended family or rental potential. Additional upgrades include 200 AMP electrical service, new LED pot lights, a 2024 heat pump and air conditioning system, and a complete water purification system with UV and charcoal filtration. This is a rare opportunity to enjoy rural charm with modern comforts, in a prime location just outside the city. (id:6289)

Essential Information

Listing #	X12465481
Price	\$899,999
Bedrooms	5
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6550 Sinclairville Road
Subdivision	Rural Glanbrook
City	Hamilton
Province	Ontario
Postal Code	N0A1R0

Amenities

Amenities	Golf Nearby, Fireplace(s)
Utilities	Cable, Electricity
Features	Irregular lot size, Flat site, Sump Pump, In-Law Suite
Parking Spaces	20
Parking	No Garage
View	View

Interior

Appliances	Water purifier, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk-up

Exterior

Exterior	Wood
Lot Description	165.2 x 415.7 FT ; 326.91ft. x 130.31ft. x 416.66ft. x 165.
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX ESCARPMENT REALTY INC.



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