

\$899,000 - 435 Aberdeen Avenue, Hamilton (kirkendall)

MLS® #X12467176

\$899,000

4 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Kirkendall, Hamilton (kirkendall), Ontario

LOCATION! LOCATION! LOCATION! An exceptional find for the discerning investor or first time buyer. This duplex is situated in the sought after Kirkendall neighbourhood. The separate self contained living quarters, allows for great income potential, live/work or extended family home. Separate kitchens on 1st and 2nd floors, plus a brand new finished basement with full bathroom and separate entrance. Live in one section, rent out the other to assist with mortgage payments. Detached garage with extra parking spot outside. Upgraded windows, freshly painted throughout, new interior doors. Full length front porch. Walk-out from upstairs kitchen to enclosed patio. Separate electricity and gas metres. Walk to hip and vibrant Locke Street with great restaurants and patios. Walk to public golf course. Hospital, transportation, shopping, schools and amenities close by. Direct exit off Hwy 403, 5-min drive to McMaster University. Move-in ready. Quick closing available. (id:6289)



Essential Information

Listing #	X12467176
Price	\$899,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	435 Aberdeen Avenue
Subdivision	Kirkendall
City	Hamilton (kirkendall)
Province	Ontario
Postal Code	L8P2S4

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Public Transit, Separate Heating Controls, Separate Electricity Meters
Features	Lane, In-Law Suite
Parking Spaces	2
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dryer, Microwave, Two stoves, Washer, Window Coverings, Two Refrigerators
Heating	Natural gas Forced air
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Brick
Lot Description	28.2 x 78 FT
Foundation	Concrete

Listing Details

Listing Office	HOMELIFE SILVERCITY REALTY INC.
----------------	---------------------------------



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 20th, 2025 at 10:46pm PDT