

\$499,900 - 82 Albion Street, Brantford

MLS® #X12474406

\$499,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

N/A, Brantford, Ontario

Attention first-time home buyers and investors! Look no further - this detached 1.5-storey home is the perfect opportunity for you! Offering 2 bedrooms plus an office, 1.5 bathrooms, and a spacious backyard, this property blends modern updates with classic charm. Step inside to a bright and open great room featuring LED pot lights, a shiplap electric fireplace with a wood mantel, and laminate flooring throughout. A cozy office or den with shiplap detailing and sconce lighting creates the perfect space for working from home or a playroom. The kitchen offers white cabinetry with plenty of storage and a pantry, along with ample space for a dining table - ideal for family meals or entertaining friends. A functional mud room and laundry area with exterior access provides excellent storage and convenience. A freshly updated 4-piece bathroom with new tile and lighting completes the main level. Upstairs, you'll find a 2-piece bathroom and two spacious bedrooms. The primary bedroom features a sliding barn door with built-in closet organizers and charming wall niches for extra storage, while the second bedroom is bright and roomy - perfect for kids or guests. Outside, enjoy a massive backyard complete with a deck, gazebo, above-ground pool, and newer fencing - ideal for outdoor gatherings. Major updates include new siding (2024-2025), roof (approx. 2015), updated fencing and exterior lights, and a newer deck and front porch. This home is adorable and perfect for the next family to move in and



Essential Information

Listing #	X12474406
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	82 Albion Street
Subdivision	N/A
City	Brantford
Province	Ontario
Postal Code	N3T3M4

Amenities

Amenities	Park, Schools, Fireplace(s)
Features	Flat site
Parking Spaces	3
Parking	No Garage
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Water meter, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Aluminum siding, Vinyl siding
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Lot Description 36.7 x 121.8 FT|under 1/2 acre
Foundation Poured Concrete, Brick

Listing Details

Listing Office REVEL REALTY INC.



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