

# \$639,000 - 313 Barton Street W, Hamilton (strathcona)

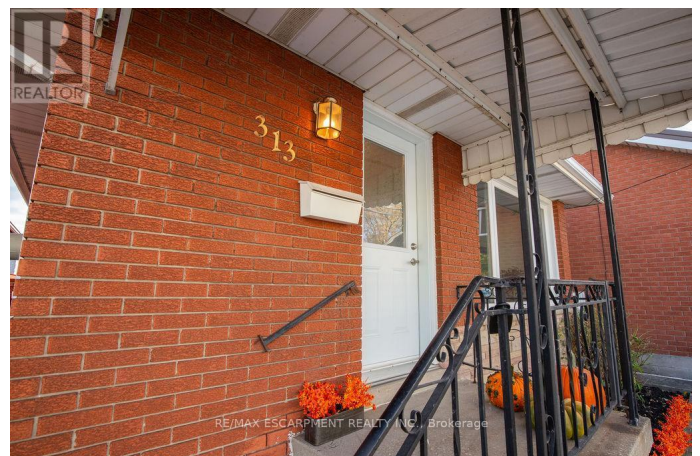
MLS® #X12478219

**\$639,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Strathcona, Hamilton (strathcona), Ontario

Welcome to 313 Barton St W. A 3 bedroom, 2 bathroom all brick bungalow offering excellent structure, key mechanical updates and strong potential for customization or income generation. Enjoy peace of mind with major upgrades including a steel roof, newer furnace/ AC, tankless water heater and updated windows. The home also features side entrance leading to the unfinished basement. Offering excellent potential for an inlaw suite. While the home could benefit from some interior updates, it provides a strong canvas for customization. It's not just the house that has potential, the location is right! Not only quick highway access but a short distance away, you'll find a growing scene of independent restaurants, cafes, breweries, shops, Dundurn Castle, Go Station and beautiful Bay Front Park. Enjoy brunch at a local cafe, grab a craft beer with friends or explore James St North, one of Hamilton's most vibrant cultural corridors. RSA (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12478219     |
| Price     | \$639,000     |
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

Style                      Bungalow

## Community Information

Address                      313 Barton Street W  
Subdivision                  Strathcona  
City                          Hamilton (strathcona)  
Province                      Ontario  
Postal Code                  L8R2J3

## Amenities

Amenities                      Park, Public Transit  
Utilities                      Cable, Electricity, Sewer  
Parking Spaces              2  
Parking                      No Garage

## Interior

Appliances                      Water meter, Dishwasher, Dryer, Stove, Washer, Refrigerator  
Heating                      Natural gas Forced air  
Cooling                      Central air conditioning  
# of Stories                      1  
Basement                      Walk-up

## Exterior

Exterior                      Brick  
Lot Description                  26.8 x 95.5 FT|under 1/2 acre  
Foundation                      Block

## Listing Details

Listing Office                  RE/MAX ESCARPMENT REALTY INC.



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