

JUST LISTED!

491 FERGUSON AVENUE N, HAMILTON ON

SCAN FOR BROCHURE



3 BEDS | 2 BATHS | 1,480 SQ FT

LISTED AT \$639,000

Welcome to 491 Ferguson Avenue North!

Welcome to this charming starter home located in the North End waterfront community. This 3 bedrooms, 1480 sq ft fully updated, 1.5 storey detached house is perfect for those looking to settle in a vibrant and picturesque neighborhood. The open concept living area creates a spacious and inviting atmosphere, perfect for entertaining friends and family. Smooth ceilings with pot lights, laminate flooring, wrought iron spindles and high baseboards add a modern touch. Enjoy the warm and inviting color tones throughout the house, creating a cozy and comfortable ambiance. The kitchen boasts quartz counters with an island, decor backsplash, and stainless steel appliances, making it a delightful space for cooking and gathering. This home features 3 bedrooms and 2 bathrooms, including a

loft-style primary bedroom that adds a unique touch to the upper level. This primary bedroom offers 686 sq ft and large enough to have a sitting area and small office. The 4-piece main bathroom offers both style and functionality. The finished lower level adds additional living space and includes a family room, bar area, 3-piece bathroom, laundry room, and an exercise room. Backyard features a patio area, perfect for unwinding after a long day. The landscaping has been well manicured and requires minimal maintenance. This home is located close to parks, trails, the harbor, and a yacht club, offering plenty of opportunities for outdoor recreation and leisure. Don't miss out on the opportunity to make this excellent starter home yours. Schedule a showing today and imagine yourself living in this wonderful property by the waterfront in the vibrant North End community!

491 FERGUSON Avenue N, Hamilton, Ontario L8L 4Z4

Listing

Client Full

[491 FERGUSON Av N Hamilton](#)

MLS®#: 40434431

Active / Residential

Price: **\$639,000**



Hamilton/13 - Hamilton Centre/132 - North End

1.5 Storey/House

	Beds	Baths	Kitch
Basement		1	
Main	2	1	1
Second	1		

Beds (AG+BG): **3 (3 + 0)**
Baths (F+H): **2 (2 + 0)**
SF Fin Total: **1,480**
AG Fin SF Range: **1001 to 1500**
AG Fin SF: **1,480/Other**
DOM: **35**
Common Interest: **Freehold/None**
Tax Amt/Yr: **\$2,552.00/2022**

Next OH: **Public: Sun Jul 16, 2:00PM-4:00PM**

Remarks/Directions

Public Rmks: Welcome to this charming starter home located in the North End waterfront community. This 3 bedroom, 1480 sq ft fully updated, 1.5 storey detached house is perfect for those looking to settle in a vibrant and picturesque neighborhood. The open concept living area creates a spacious and inviting atmosphere, perfect for entertaining friends and family. Smooth ceilings with pot lights, laminate flooring, wrought iron spindles and high baseboards add a modern touch. Enjoy the warm and inviting color tones throughout the house, creating a cozy and comfortable ambiance. The kitchen boasts quartz counters with an island, decor backsplash, and stainless steel appliances, making it a delightful space for cooking and gathering. This home features 3 bedrooms and 2 bathrooms, including a loft-style primary bedroom that adds a unique touch to the upper level. This primary bedroom offers 686 sq ft and large enough to have a sitting area and small office. The 4-piece main bathroom offers both style and functionality. The finished lower level adds additional living space and includes a family room, bar area, 3-piece bathroom, laundry room, and an exercise room. Backyard features a patio area, perfect for unwinding after a long day. The landscaping has been well manicured and requires minimal maintenance. This home is located close to parks, trails, the harbor, and a yacht club, offering plenty of opportunities for outdoor recreation and leisure. Don't miss out on the opportunity to make this excellent starter home yours. Schedule a showing today and imagine yourself living in this wonderful property by the waterfront in the vibrant North End community!

Directions: Left on Wellington St N onto Macaulay St E, Right onto Ferguson Ave N

Common Elements

Exterior

Construct. Material:	Vinyl Siding	Foundation:	Block	Roof:	Asphalt Shingle
Shingles Replaced:				Prop Attached:	Detached
Year/Desc/Source:	//			Apx Age:	100+ Years
Garage & Parking:	Street Parking Only				
Parking Spaces:		Driveway Spaces:	0.0	Garage Spaces:	
Water Source:	Municipal	Water Trmt:		Sewer:	Sewer (Municipal)
Lot Size Area/Units:	/	Acres Range:	< 0.5	Acres Rent:	
Lot Front (Ft):	29.00	Lot Depth (Ft):	49.00	Lot Shape:	
Location:	Urban	Lot Irregularities:		Land Lse Fee:	
Area Influences:	Hospital				
Topography:				Fronting On:	East
School District:	Hamilton-Wentworth Catholic District School Board, Hamilton-Wentworth District School Board				

Interior

Interior Feat:	Built-In Appliances		
Basement:	Full Basement	Basement Fin:	Fully Finished
Cooling:	Central Air		
Heating:	Forced Air, Gas		
Inclusions:	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings		

Property Information

Common Elem Fee:	No	Local Improvements Fee:	
Legal Desc:	PT LT 13 PL 71 AS IN CD363740, T/W INTEREST IN CD363740; CITY OF HAMILTON		
Zoning:	D	Survey:	Unknown/
Assess Val/Year:	\$205,000/2022	Hold Over Days:	
PIN:	171570089	Occupant Type:	Owner
ROLL:	251802016609010		
Possession/Date:	30 - 59 Days/	Deposit:	25000

Brokerage Information

List Date:	06/09/2023
List Brokerage:	REVEL Realty Inc. Brokerage