

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 is 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

Active / Residential

[491 FERGUSON Av N Hamilton](#)

MLS®#: 40434431

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

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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	Driveway Spaces:	0.0	Garage Spaces:	
Parking Spaces:		Water Tmnt:		Sewer:	Sewer (Municipal)
Water Source:	Municipal	Acres Range:	< 0.5	Acres Rent:	
Lot Size Area/Units:	/	Lot Depth (Ft):	49.00	Lot Shape:	
Lot Front (Ft):	29.00	Lot Irregularities:		Land Lse Fee:	
Location:	Urban			Fronting On:	East
Area Influences:	Hospital				
Topography:					
School District:	Hamilton-Wentworth Catholic District School Board, Hamilton-Wentworth District School Board				

Interior

Interior Feat:	Built-In Appliances	Basement Fin:	Fully Finished
Basement:	Full Basement		
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