

## 111 MELROSE AVE N, HAMILTON, ON L8L 6X4, CANADA

<https://www.gtarealestates.com>

Renovated Two-Bedroom Home Boasts A Cozy And Welcoming Atmosphere, Perfect For Making Memories That Will Last A Lifetime. As You Step Inside, You'll Be Greeted By A Bright And Airy Interior, Illuminated By Natural Light Streaming In Through The Windows. The Main Level Offers A Comfortable Living Space, Perfect For Relaxing With Loved Ones After...

\$497,000

- 2 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



### Rooms & Units Descr



**RoomType1:** Primary Bedroom  
**RoomLength1:** 3.35  
**RoomDimensions1:** 3.35 m X 4.65 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 3.02  
**RoomType3:** Bathroom  
**RoomLength3:** 1.65  
**RoomDimensions3:** 1.65 m X 2.49 m  
**RoomLevel4:** Basement  
**RoomWidth4:** 7.16  
**RoomType5:** Bathroom  
**RoomLength5:** 0.81  
**RoomDimensions5:** 0.81 m X 3.02 m  
**RoomLevel6:** Main level  
**RoomWidth6:** 3.17  
**RoomType7:** Dining room  
**RoomLength7:** 5.44  
**RoomDimensions7:** 5.44 m X 3.48 m  
**RoomLevel8:** Main level  
**RoomWidth8:** 3.84

**RoomLevel1:** Second level  
**RoomWidth1:** 4.65  
**RoomType2:** Bedroom 2  
**RoomLength2:** 3.61  
**RoomDimensions2:** 3.61 m X 3.02 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 2.49  
**RoomType4:** Recreational, Games room  
**RoomLength4:** 5.36  
**RoomDimensions4:** 5.36 m X 7.16 m  
**RoomLevel5:** Basement  
**RoomWidth5:** 3.02  
**RoomType6:** Kitchen  
**RoomLength6:** 5.59  
**RoomDimensions6:** 5.59 m X 3.17 m  
**RoomLevel7:** Main level  
**RoomWidth7:** 3.48  
**RoomType8:** Living room  
**RoomLength8:** 3.05  
**RoomDimensions8:** 3.05 m X 3.84 m

## Location Details

**City:** Hamilton (Gibson) **Province:** Ontario

## Property Details

**SubdivisionName:** Gibson **Levels:** 1.5  
**Stories:** 1.5 **FrontageLength:** 25 ft



## Property Features

|                              |                                          |
|------------------------------|------------------------------------------|
| <b>Heating:</b> Forced air   | <b>HeatingFuel:</b> Natural gas          |
| <b>CoolingYN:</b> True       | <b>Cooling:</b> Central air conditioning |
| <b>ParkingTotal:</b> 1       | <b>OpenParkingYN:</b> False              |
| <b>GarageYN:</b> False       | <b>AttachedGarageYN:</b> False           |
| <b>CarportYN:</b> False      | <b>PoolYN:</b> False                     |
| <b>ViewYN:</b> False         | <b>WaterfrontYN:</b> False               |
| <b>Sewer:</b> Sanitary sewer |                                          |

## Courtesy of

|                                                    |                         |
|----------------------------------------------------|-------------------------|
| <b>OfficeName:</b> CENTURY 21 PERCY FULTON LTD.    | <b>Office ID:</b> 51273 |
| <b>ListAOR:</b> Toronto Regional Real Estate Board |                         |

## Building Details

|                              |                            |
|------------------------------|----------------------------|
| <b>ParkingTotal:</b> 1       | <b>Heating:</b> Forced air |
| <b>Sewer:</b> Sanitary sewer |                            |

## Amenities & Features

|                                 |                                          |
|---------------------------------|------------------------------------------|
| <b>Waterfront available:</b> No | <b>OpenParkingYN:</b> No                 |
| <b>AttachedGarageYN:</b> No     | <b>GarageYN:</b> No                      |
| <b>CarportYN:</b> No            | <b>PoolYN:</b> No                        |
| <b>CoolingYN:</b> Yes           | <b>Cooling:</b> Central air conditioning |

