

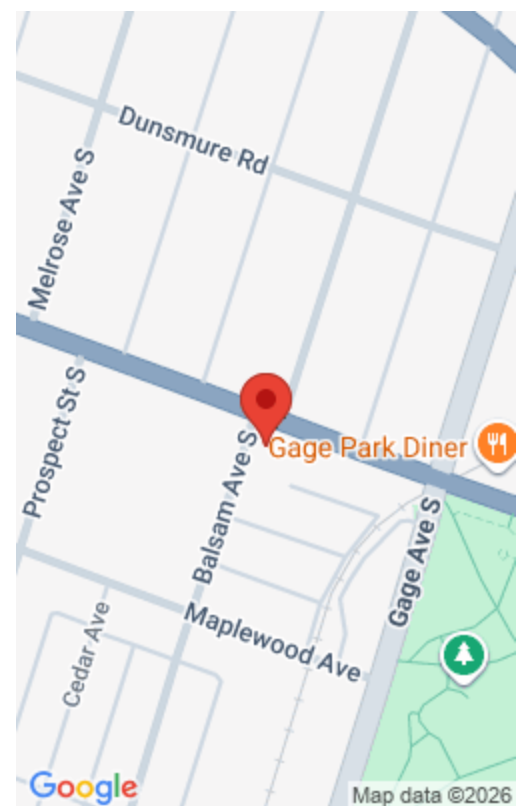
## 115 BALSAM AVE S, HAMILTON, ON L8M 3B4, CANADA

<https://www.gtarealestates.com>

Beautifully maintained solid brick 2.5-storey home in Hamilton's prestigious St. Clair neighbourhood, blending timeless character with thoughtful modern upgrades. Currently configured as 3 non-conforming units including a bachelor suite, 1-bedroom unit, and spacious 3-bedroom unit with bonus loft - offering exceptional flexibility for investors, multi-generational families, or buyers looking to offset carrying costs with rental...

**\$899,999**

- 5 beds
- 3 baths
- Multi-family
- Multi-family
- 1500 - 2000 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom 2

**RoomLength1:** 2.3

**RoomDimensions1:** 2.3 m X 3.5 m

**RoomLevel2:** Second level

**RoomWidth2:** 3.2

**RoomType3:** Living room

**RoomLength3:** 3.6

**RoomDimensions3:** 3.6 m X 3.3 m

**RoomLevel4:** Second level

**RoomWidth4:** 3.2

**RoomType5:** Loft

**RoomLength5:** 3.1

**RoomDimensions5:** 3.1 m X 3.4 m

**RoomLevel6:** Basement

**RoomWidth6:** 2.8

**RoomType7:** Bedroom

**RoomLength7:** 3.9

**RoomDimensions7:** 3.9 m X 4 m

**RoomLevel8:** Main level

**RoomWidth8:** 4

**RoomType9:** Kitchen

**RoomLength9:** 2.7

**RoomDimensions9:** 2.7 m X 4 m

**RoomLevel1:** Second level

**RoomWidth1:** 3.5

**RoomType2:** Bedroom 3

**RoomLength2:** 3

**RoomDimensions2:** 3 m X 3.2 m

**RoomLevel3:** Second level

**RoomWidth3:** 3.3

**RoomType4:** Kitchen

**RoomLength4:** 3

**RoomDimensions4:** 3 m X 3.2 m

**RoomLevel5:** Third level

**RoomWidth5:** 3.4

**RoomType6:** Recreational, Games room

**RoomLength6:** 3

**RoomDimensions6:** 3 m X 2.8 m

**RoomLevel7:** Main level

**RoomWidth7:** 4

**RoomType8:** Living room

**RoomLength8:** 3.5

**RoomDimensions8:** 3.5 m X 4 m

**RoomLevel9:** Main level

**RoomWidth9:** 4

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## Location Details

**City:** Hamilton (Blakeley)

**Province:** Ontario

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## Property Details



**SubdivisionName:** Blakeley

**Stories:** 2.5

**Levels:** 2.5

**FrontageLength:** 30 ft

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## Property Features

**Flooring:** Hardwood

**HeatingFuel:** Other

**Cooling:** Window air conditioner

**OpenParkingYN:** False

**AttachedGarageYN:** False

**FireplacesTotal:** 1

**ViewYN:** False

**Sewer:** Sanitary sewer

**Heating:** Radiant heat

**CoolingYN:** True

**ParkingTotal:** 1

**GarageYN:** False

**CarpportYN:** False

**PoolYN:** False

**WaterfrontYN:** False

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## Courtesy of

**OfficeName:** ROYAL LEPAGE SUPREME REALTY

**Office ID:** 50936

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 1

**Sewer:** Sanitary sewer

**Heating:** Radiant heat

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## Amenities & Features



**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 1

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** Window air conditioner

