

**212 GIBSON AVE, HAMILTON, ON L8L 6K1,
CANADA**

<https://www.gtarealestates.com>

Welcome to 212 Gibson Ave – a charming opportunity in the heart of Hamilton’s vibrant Gibson neighbourhood. This inviting home blends classic character with practical living space, making it ideal for first-time buyers, families, or investors looking to be close to the city’s growing amenities. Step inside to a bright and functional layout featuring spacious...

\$499,888

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



Rooms & Units Descr



RoomType1: Bedroom
RoomLength1: 3.09
RoomDimensions1: 3.09 m X 2.96 m
RoomLevel2: Second level
RoomWidth2: 2.47
RoomType3: Bedroom
RoomLength3: 3.22
RoomDimensions3: 3.22 m X 2.44 m
RoomLevel4: Second level
RoomWidth4: 1.88
RoomType5: Living room
RoomLength5: 4.16
RoomDimensions5: 4.16 m X 3.98 m
RoomLevel6: Main level
RoomWidth6: 3.63
RoomType7: Bedroom
RoomLength7: 4.19
RoomDimensions7: 4.19 m X 3.78 m
RoomLevel8: Main level
RoomWidth8: 2.39
RoomType9: Laundry room
RoomLength9: 2.77
RoomDimensions9: 2.77 m X 1.48 m

RoomLevel1: Second level
RoomWidth1: 2.96
RoomType2: Bedroom
RoomLength2: 3.22
RoomDimensions2: 3.22 m X 2.47 m
RoomLevel3: Second level
RoomWidth3: 2.44
RoomType4: Bathroom
RoomLength4: 2.42
RoomDimensions4: 2.42 m X 1.88 m
RoomLevel5: Main level
RoomWidth5: 3.98
RoomType6: Kitchen
RoomLength6: 4.73
RoomDimensions6: 4.73 m X 3.63 m
RoomLevel7: Main level
RoomWidth7: 3.78
RoomType8: Bathroom
RoomLength8: 2.92
RoomDimensions8: 2.92 m X 2.39 m
RoomLevel9: Main level
RoomWidth9: 1.48

Location Details

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

Property Details

SubdivisionName: Gibson **Levels:** 2
Stories: 2 **FrontageLength:** 15 ft



Property Features

Fencing: Fenced yard	Heating: Forced air
HeatingFuel: Natural gas	CoolingYN: True
Cooling: None	ParkingTotal: 2
OpenParkingYN: False	GarageYN: False
AttachedGarageYN: False	CarportYN: False
PoolYN: False	ViewYN: False
WaterfrontYN: False	Sewer: Sanitary sewer

Courtesy of

OfficeName: FOREST HILL REAL ESTATE INC.	Office ID: 284847
ListAOR: Toronto Regional Real Estate Board	

Building Details

ParkingTotal: 2	Heating: Forced air
Sewer: Sanitary sewer	

Amenities & Features

Waterfront available: No	OpenParkingYN: No
AttachedGarageYN: No	GarageYN: No
CarportYN: No	PoolYN: No
CoolingYN: Yes	Cooling: None

