

$1,549,000

- 6 beds
- 4 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft

40 STANLEY AVENUE, HAMILTON (KIRKENDALL), ONTARIO, CANADA, L8P2L1

https://www.gtarealestates.com

Welcome to this exceptional 2.5-storey family home, ideally located in the heart of sought-after Kirkendall. Offering 5 bedrooms, 3 bathrooms, and a rare two-storey laneway building, this property blends timeless character with modern functionality and endless versatility. The laneway building presents outstanding potential as a home office, in-law suite, guest retreat, art studio, fitness space,...

Rooms & Units Descr

RoomType1: Bedroom 2
RoomLength1: 2.81
RoomDimensions1: 2.81 m X 3.72 m
RoomLevel2: Second level
RoomWidth2: 4.25
RoomType3: Bedroom 3
RoomLength3: 4.79
RoomDimensions3: 4.79 m X 2.86 m
RoomLevel4: Second level
RoomWidth4: 3.7
RoomType5: Bedroom 4
RoomLength5: 2.99
RoomDimensions5: 2.99 m X 3.54 m
RoomLevel6: Third level
RoomWidth6: 3.99
RoomType7: Bathroom
RoomLength7: 4.1
RoomDimensions7: 4.1 m X 3.71 m
RoomLevel8: Basement
RoomWidth8: 8.88
RoomType9: Cold room
RoomLength9: 1.85
RoomDimensions9: 1.85 m X 2.57 m
RoomLevel10: Main level
RoomWidth10: 1.21
RoomType11: Kitchen
RoomLength11: 3.28
RoomDimensions11: 3.28 m X 4.52 m
RoomLevel12: Main level
RoomWidth12: 2.85
RoomType13: Dining room
RoomLength13: 3.31
RoomDimensions13: 3.31 m X 5.07 m
RoomLevel14: Main level
RoomWidth14: 4.11
RoomType15: Other
RoomLength15: 6.78
RoomDimensions15: 6.78 m X 5.55 m
RoomLevel16: Other
RoomWidth16: 2.85
RoomType17: Loft
RoomLength17: 6.9
RoomDimensions17: 6.9 m X 7.15 m
RoomLevel1: Second level
RoomWidth1: 3.72
RoomType2: Bedroom
RoomLength2: 3.35
RoomDimensions2: 3.35 m X 4.25 m
RoomLevel3: Second level
RoomWidth3: 2.86
RoomType4: Bathroom
RoomLength4: 2.53
RoomDimensions4: 2.53 m X 3.7 m
RoomLevel5: Second level
RoomWidth5: 3.54
RoomType6: Primary Bedroom
RoomLength6: 3.23
RoomDimensions6: 3.23 m X 3.99 m
RoomLevel7: Third level
RoomWidth7: 3.71
RoomType8: Utility room
RoomLength8: 6.46
RoomDimensions8: 6.46 m X 8.88 m
RoomLevel9: Basement
RoomWidth9: 2.57
RoomType10: Bathroom
RoomLength10: 1.94
RoomDimensions10: 1.94 m X 1.21 m
RoomLevel11: Main level
RoomWidth11: 4.52
RoomType12: Mud room
RoomLength12: 2.1
RoomDimensions12: 2.1 m X 2.85 m
RoomLevel13: Main level
RoomWidth13: 5.07
RoomType14: Living room
RoomLength14: 3.34
RoomDimensions14: 3.34 m X 4.11 m
RoomLevel15: Other
RoomWidth15: 5.55
RoomType16: Bathroom
RoomLength16: 1.4
RoomDimensions16: 1.4 m X 2.85 m
RoomLevel17: Other
RoomWidth17: 7.15

Location Details

City: Hamilton (Kirkendall)

Province: Ontario

Property Details

SubdivisionName: Kirkendall

Levels: 2.5

Stories: 2.5

FrontageLength: 30 ft ,1 in

Property Features

LotFeatures: Landscaped

Fencing: Fenced yard

Flooring: Hardwood

Heating: Forced air

HeatingFuel: Natural gas

CoolingYN: True

Cooling: Central air conditioning

ParkingTotal: 1

OpenParkingYN: True

GarageYN: True

AttachedGarageYN: False

CarportYN: False

PoolYN: False

ViewYN: False

WaterfrontYN: False

Sewer: Sanitary sewer

Courtesy of

OfficeName: PSR

Office ID: 294503

ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 1

Heating: Forced air

Sewer: Sanitary sewer



Amenities & Features

Waterfront available: No

AttachedGarageYN: No

CarportYN: No

CoolingYN: Yes

OpenParkingYN: Yes

GarageYN: Yes

PoolYN: No

Cooling: Central air conditioning