

## 45 W PARK AVE, HAMILTON, ON L8S 3M4, CANADA

<https://www.gtarealestates.com>

One brightly lit Bedroom, conveniently located near McMaster University, this property offers easy access to everyday amenities including Fortinos, nearby gyms, and public transit with bus stops just minutes away. Ideal for students and working professionals seeking a comfortable and well-connected place to live. This is a sublease arrangement, subject to additional terms and conditions. The...

- 1 bed
- 1 bath
- Single Family
- Single Family
- 2000 - 2500 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom

**RoomLength1:** 3.9

**RoomDimensions1:** 3.9 m X 3.3 m

**RoomLevel2:** Basement

**RoomWidth2:** 1.7

**RoomLevel1:** Basement

**RoomWidth1:** 3.3

**RoomType2:** Bathroom

**RoomLength2:** 2.3

**RoomDimensions2:** 2.3 m X 1.7 m

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## Location Details

**City:** Hamilton (Ainslie Wood)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Ainslie Wood

**Stories:** 2

**Lease:** 750.00

**LeaseTerm:** Monthly

**Levels:** 2

**FrontageLength:** 33 ft

**LeaseFrequency:** Monthly

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## Property Features

**Heating:** Forced air,Heat Pump,

**CoolingYN:** True

**ParkingTotal:** 4

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

**HeatingFuel:** ,,Natural gas

**Cooling:** Central air conditioning,Ventilation system

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False



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## Courtesy of

**OfficeName:** HOMELIFE LANDMARK REALTY INC.

**Office ID:** 70066

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 4

**Heating:** Forced air, Heat Pump,

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No **OpenParkingYN:** No

**AttachedGarageYN:** No **GarageYN:** Yes

**CarportYN:** No **PoolYN:** No

**CoolingYN:** Yes **Cooling:** Central air conditioning, Ventilation system

