

\$289,000 - 76 Sunnyside Avenue, Chatham

MLS® #25026793

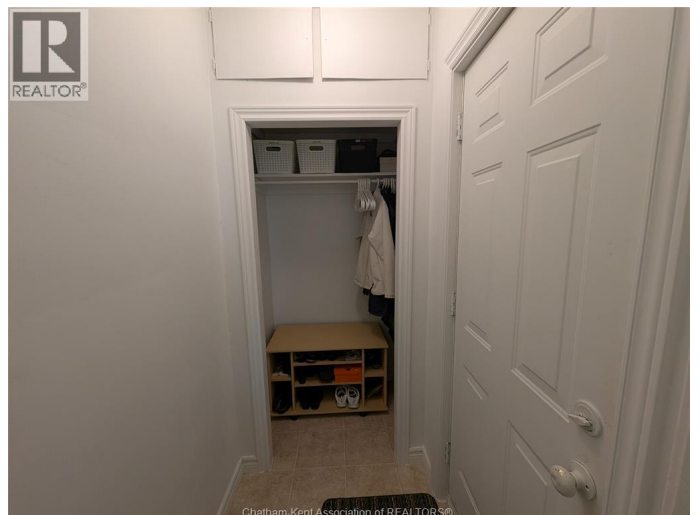
\$289,000

3 Bedroom, 1.00 Bathroom, 1,090 sqft

Single Family on 0.00 Acres

N/A, Chatham, Ontario

Welcome to 76 Sunnyside Ave., a charming residence nestled in the heart of Chatham's south side. This inviting home offers the perfect blend of classic appeal and comfort, ideal for first-time buyers, young families or anyone looking to plant roots in a vibrant community. Step inside to discover well kept laminate flooring and bright windows that create a warm, welcoming ambiance. The heart of the home brings together living, the master bedroom (can be used as dining room), full 3 piece bathroom and kitchen space with easy flow—perfect for everyday living and entertaining alike. Upstairs are 2 bedrooms offering comfortable retreat or a quiet space to sit do some reading. The partially finished basement provides flexibility: envision a bonus rec room, home office or fitness space, while still leaving room for storage or future expansion. Outside, a fully-fenced backyard, deck and plenty of space for summer BBQs, gardening or simply relaxing outdoors with family and friends. Location is key: positioned on a quiet street, you're within walking distance to local schools, parks, Memorial Arena and community amenities. With public transit, shopping, restaurants and recreation just minutes away, this home offers the ease of city living in a friendly quiet neighbourhood setting. Built in 1946, this home blends enduring craftsmanship with smart updates (central air-conditioning, furnace, new roof and new water heater) to give you the best of both worlds: character and comfort. With a



convenient size and manageable yard, 76 Sunnyside is the kind of home that balances lifestyle, value and location. Don't miss this opportunity to make 76 Sunnyside Ave your new home"book a viewing today and imagine your next chapter in this welcoming neighbourhood. *Refrigerator, washer, dryer and all custom window coverings included* (id:6289)

Built in 1946

Essential Information

Listing #	25026793
Price	\$289,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,090
Acres	0.00
Year Built	1946
Type	Single Family
Sub-Type	Freehold

Community Information

Address	76 Sunnyside Avenue
Subdivision	N/A
City	Chatham
Province	Ontario
Postal Code	N7M1Z7

Amenities

Features	Gravel Driveway
Parking	Other

Interior

Appliances	Dryer, Refrigerator, Washer
Heating	Natural gas Furnace
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick
Lot Description	35.16 X 108 / 0.088 AC under 1/4 acre
Foundation	Concrete

Listing Details

Listing Office GAGNER & ASSOCIATES EXCEL REALTY SERVICES INC. Brokerage



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