

\$418,900 - 36 Hayhurst Road Unit# 159, Brantford

MLS® #40762246

\$418,900

3 Bedroom, 2.00 Bathroom, 1,081 sqft

Single Family on 0.00 Acres

2012 - Fairview/Greenbrier, Brantford, Ontario

Welcome to Unit #159 at 36 Hayhurst Road – a spacious and versatile 3-bedroom, 2-bathroom main floor condo located in Brantford’s desirable Fairview neighbourhood. With over 1,080 square feet of thoughtfully designed living space across two levels, this home is ideal for first-time buyers, downsizers, or anyone looking for low-maintenance living without sacrificing comfort or convenience. Step inside to discover a bright and inviting layout featuring a generous living and dining area, an updated kitchen, and a rare main-floor bedroom that also works beautifully as a dedicated office or guest space. Upstairs, you'll find two large bedrooms, a full 4-piece bath, and convenient in-suite laundry. One of the standout features of this unit is the walk-out patio – perfect for morning coffee, summer evenings, or even as an alternative entrance for easy access. Being on the ground floor means no waiting for elevators and added ease for bringing in groceries or welcoming guests. Location is key, and this property delivers. Just minutes from Highway 403, Lynden Park Mall, shopping plazas, restaurants, schools, and public transit, everything you need is right at your doorstep. Whether you're commuting, running errands, or heading out for a night on the town, you're perfectly situated. Even better? The condo fees cover your Utilities – heat, hydro, water, as well as building insurance, maintenance, landscaping, snow removal, and parking. That means no surprise



bills and true peace of mind. Enjoy the added bonus of building amenities including an exercise room, party room, and elevator access for upper-level visits. Owned parking spot #103 is steps from a secured building entrance offering added convenience. If you're looking for a comfortable, centrally located condo with room to grow and low-maintenance living, this is the one. (id:6289)

Built in 1977

Essential Information

Listing #	40762246
Price	\$418,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,081
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Condominium
Style	2 Level

Community Information

Address	36 Hayhurst Road Unit# 159
Subdivision	2012 - Fairview/Greenbrier
City	Brantford
Province	Ontario
Postal Code	N3R6Y9

Amenities

Amenities	Public Transit, Schools, Shopping, Exercise Centre, Party Room
Features	Balcony
Parking Spaces	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Washer
Heating	Baseboard heaters

Cooling	Wall unit
# of Stories	2

Exterior

Exterior	Brick
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Listing Details

Listing Office	Royal LePage Action Realty
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