

\$349,900 - 9 Grant Boulevard Unit# 107, Dundas

MLS® #40773391

\$349,900

2 Bedroom, 1.00 Bathroom, 947 sqft

Single Family on 0.00 Acres

415 - University Gardens, Dundas, Ontario

Welcome to Sun Valley Co-operative, Corner unit in a highly-sought after, well maintained, adult-oriented building in the heart of Dundas. This awesome fully renovated 2 bedroom main-floor unit offers modern comfort and convenience just steps from University Plaza, McMaster Hospital and quick access to Downtown Dundas, Ancaster and Hamilton. Over \$60,000 in quality renovations (2018-2024) including flooring, lighting, mirrored closet doors, walk-in shower stall with seat, stunning custom kitchen and stainless steel appliances included. This unit comes with great space, is carpet-free, filled with natural light, ground-level private patio, ideal for retirees, empty nesters or professionals seeking turnkey living. Enjoy the wheelchair-accessible main-floor location with easy access to parking-no elevators needed. Extraordinarily well-managed co-op includes property taxes, building insurance, heat, water, cable TV, phone, internet, parking and locker in monthly fee-offering outstanding value. Common laundry, secure entry and beautifully maintained grounds complete the package. Prime Dundas location across from University Plaza, with grocery stores, dining, banks and bus stops just steps away. Minutes to highway 403, Ancaster Meadowlands, Costco, Conservation trails and the charm of Downtown Dundas. A rare opportunity to own a fabulous, move-in ready home in a quiet, friendly community! (id:6289)



Essential Information

Listing #	40773391
Price	\$349,900
Bedrooms	2
Bathrooms	1.00
Square Footage	947
Acres	0.00
Type	Single Family
Sub-Type	Cooperative

Community Information

Address	9 Grant Boulevard Unit# 107
Subdivision	415 - University Gardens
City	Dundas
Province	Ontario
Postal Code	L9H4L5

Amenities

Amenities	Hospital, Public Transit
Features	Southern exposure, Laundry- Coin operated, No Pet Home
Parking Spaces	1
Parking	Visitor Parking

Interior

Interior Features	Ceiling fans
Appliances	Freezer, Refrigerator, Stove, Window Coverings
Heating	Natural gas Baseboard heaters
Cooling	None
# of Stories	1

Exterior

Exterior	Brick
Foundation	Block

Listing Details

Listing Office	Royal LePage State Realty Inc.
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Listing information last updated on November 2nd, 2025 at 7:16pm EST