

\$695,000 - 31 Bruce Street, Cambridge

MLS® #40774284

\$695,000

4 Bedroom, 2.00 Bathroom, 1,930 sqft

Multi-family on 0.00 Acres

21 - Glenview, Lincoln, Oak, Cambridge, Ontario

Welcome to this historic legal duplex semi, ideally located in East Galt just steps from the vibrant and trendy Gaslight District. This side-by-side duplex is perfect for owner-occupied use with a mortgage helper or as a sharp investment opportunity, and it's offered with vacant possession for maximum flexibility. Unit 1 features two spacious upper bedrooms, a large main-floor living area with a cozy gas fireplace, a bright eat-in kitchen, main floor laundry, and a 4-piece bath. The kitchen opens to a generous covered porch and private deck, perfect for entertaining. Unit 2 also offers two bedrooms, an upgraded kitchen, cozy living space, private laundry, and access to its own charming yard. Both units have been freshly painted and feature new, contemporary, carpet-free flooring throughout. Parking is a breeze with a private driveway and four covered carport spaces. Additional updates include new eavestroughs, and all appliances are included. Located close to schools, shopping, the Grand River, walking trails, highway access, and all the amenities of downtown Galt, this property is a rare opportunity in one of Cambridge's most desirable neighbourhoods. (id:6289)

Built in 1888

Essential Information

Listing # 40774284



Price	\$695,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,930
Acres	0.00
Year Built	1888
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	31 Bruce Street
Subdivision	21 - Glenview, Lincoln, Oak
City	Cambridge
Province	Ontario
Postal Code	N1R2E1

Amenities

Amenities	Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Paved driveway
Parking Spaces	10
Parking	Carport, Detached Garage
# of Garages	2

Interior

Appliances	Microwave Built-in
Heating	Natural gas Radiant heat
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Stone
Foundation	Stone

Listing Details

Listing Office	TrilliumWest Real Estate Brokerage
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