

\$1,119,000 - 17 Academy Road, Halton Hills (georgetown)

MLS® #W12464936

\$1,119,000

0 Bedroom, 3.00 Bathroom, 5,683 sqft

Multi-family on 0.00 Acres

Georgetown, Halton Hills (georgetown), Ontario

Prime Investment & Multi-Generational Living: Legal Triplex Opportunity. What an opportunity! A truly rare find-a meticulously maintained and Legal Triplex designed built from the ground up for superior efficiency functionality. This property presents the perfect solution for a savvy investor seeking immediate, stable cash flow, or a multi-generational family looking for a quality, co-living arrangement with complete privacy. Legal & Purpose-Built: Built as a Triplex, all details are well-planned & designed, ensuring compliance & long-term value. Triple-Net Savings: All three units are separately metered for hydro, gas, & water, with their own high-efficiency furnace, A/C unit, and hot water heater. This significantly reduces owner operating costs & maximizes profitability. Stable Income: Fully tenanted with AAA tenants, providing immediate, reliable income from day one. Unit Mix: Excellent configuration with two spacious 2-bedroom units on the upper level & one private 1-bedroom unit on the lower level. Low Maintenance: A very well-maintained building with regular service & maintenance completed. Includes security cameras & annual fire system inspections (pull stations in each unit) for peace of mind. Privacy & Independence: Each unit offers a separate entrance & is self-sufficient with its own utilities, allowing



family members to live independently while remaining under one roof. Storage Solutions: Three private storage lockers (one for each unit) ensure personal space & decluttering. High-Quality Living: Situated on a quiet street with the added bonus of backing onto a trail & ravine, offering a peaceful, natural setting for all residents. The building comes fully equipped with 3 fridges, 3 stoves, 3 dishwashers, 2 built-in microwaves, coin-operated washer and dryer, & window coverings. This property is the absolute definition of a turn-key investment or the ideal long-term asset for a family seeking the benefits of co-habitation. (id:6289)

Essential Information

Listing #	W12464936
Price	\$1,119,000
Bathrooms	3.00
Square Footage	5,683
Acres	0.00
Type	Multi-family

Community Information

Address	17 Academy Road
Subdivision	Georgetown
City	Halton Hills (georgetown)
Province	Ontario
Postal Code	L7G3N7

Amenities

Parking Spaces	5
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Interior

Heating	Natural gas Forced air
Cooling	Fully air conditioned

Exterior

Lot Description	Bldg=50 x 100 FT
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Listing Details

Listing Office Royal LePage Real Estate Associates



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Listing information last updated on November 3rd, 2025 at 9:31pm EST