

\$2,600 - Main - 161 Hoover Crescent, Hamilton (balfour)

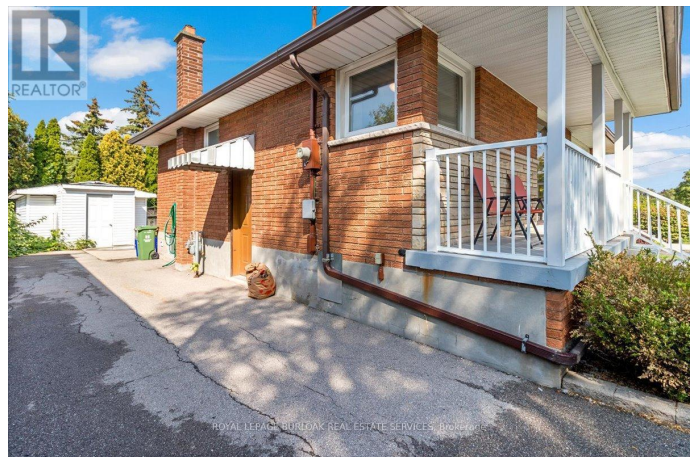
MLS® #X12426726

\$2,600

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Balfour, Hamilton (balfour), Ontario

Spacious, 3 bedroom, 1,222 sqft Main floor apartment. This bungalow has been converted to a 'legal duplex' in 2025. Decorated in neutral tones with quality Vinyl floors installed in 2024. Updated Kitchen and 4 piece bathroom. Fridge and Stove were purchased in 2023. Dishwasher was purchased in 2025. Zone control HVAC system (separate systems for upstairs and downstairs unit). Master HVAC system and duct work were newly done in 2024. Features a large spacious 18'6 x 14'9 Primary Bedroom with plenty of windows and a fireplace with local thermostat. Washer/dryer included will be different than the units shown in the photos. Enhanced water line expanded to 1 inch in 2025. Exclusive use of the oversized storage shed and exclusive use of the rear yard (not shared with the lower tenant). Tenants responsible for 70% of utilities (gas, electricity, water). Landlord will provide internet at no charge. Driveway to be used by the Main floor tenant, but in some cases, the front of the driveway could fit cars side by side allowing the lower tenant to have a spot (if agreed by both tenants). All Tenants are to provide Full Equifax or Trans Union Credit Reports, rental application, Employment & reference letters, income verification, and bank statements if needed. (id:6289)



Essential Information

Listing #	X12426726
Price	\$2,600
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	Main - 161 Hoover Crescent
Subdivision	Balfour
City	Hamilton (balfour)
Province	Ontario
Postal Code	L9A3H2

Amenities

Amenities	Park, Public Transit, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Level lot, Flat site, Level, In suite Laundry
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Water Heater, Water meter, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Brick
Lot Description	52.1 x 103.1 Acre
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES
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