

MLS®: 31608

For Sale: \$244,900



**Building Type** : House  
**Bedrooms** : 2 + 0  
**Bathrooms** : 2  
**(Total)**  
**Stores** : 1 1/2  
**Land Size** : 49.00 X 120.00  
**Title** : Freehold  
**Location** : 34 ABIGAIL AVE  
 Brantford, ON N3R 4R9



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**DONALD (DON) LEA**  
 Salesperson  
 Telephone: 519-865-0154



**TONY PUCCI**  
 Salesperson  
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**ROYAL LEPAGE ACTION REALTY**  
 Brokerage, Independently Owned and Operated  
 766 COLBORNE STREET EAST  
 BRANTFORD, ON, Ontario N3S 3S1  
 Telephone: 519-753-7311  
 Fax: 519-753-1603



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**General Description**

Henderson survey! Renovated from top to bottom, inside & out! Main level features hardwood flooring, wainscotting, built in entertainment unit in living room. Updated kitchen w/ceramics & beautiful island. Office niche & sunken family/entertainment room, 2 access points to gorgeous & fully landscaped back yard w/hot tub & new deck. Renovated baths on main & upper level. Upper level features 2 large bedrooms, sunken master w/skylights w/separate closet & laundry facilities. This is a great home in a great area. Call for your personal viewing today before it's gone!

**Location Description**

Near Terrace

**Property**

**Access** : Easy access  
**Road Type** : Paved road  
**Total Parking Spaces** : 2  
**Features** : Central location, Double width or more driveway  
**Structures** : Porch, Deck, Sidewalk

**Building**

**Style** : Detached  
**Stores** : 1 1/2  
**Building Type** : House

**Rooms**

Type	Level	Dimensions
4pc Bathroom	Above	n/a
Bedroom	Above	14 ft ,8 in x 12 ft
Bedroom	Above	12 ft ,6 in x 11 ft ,6 in
Laundry room	Above	5 ft x 8 ft
2pc Bathroom	Main level	n/a
Living room	Main level	12 ft x 13 ft
Kitchen	Main level	15 ft ,6 in x 12 ft ,4 in
Family room	Main level	11 ft ,6 in x 16 ft ,4 in

**Heating**

**Heating Type** : Forced air  
**Heating Fuel** : Natural gas

**Land**

**Fencing** : Fence  
**Land Disposition** : Fenced  
**Frontage** : 49 ft  
**Land Size** : 49.00 X 120.00

34 ABIGAIL AVE Brantford, ON N3R 4R9

Points of Interest are only available at specific zoom levels

**Map Tools**

Points of Interest

- Schools
- Places of Worship
- Medical Facilities
- Transit Stations
- Fire Stations
- Police Services
- Show All

Data provided by: Brantford Regional Real Estate Assn Inc



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Photo Gallery



