



28 Edinburgh Ave
Hamilton Ontario L8H 2C3
 Hamilton Crown Point Hamilton
SPIS: N Taxes: \$2,506/2024 DOM: 0

Detached **Front On: S** **Rms: 7**
Link: N Acre: < .50 Bedrooms: 2
 1 1/2 Storey **Washrooms: 1**
 1x4x2nd

Lot: 25 x 50 Feet Irreg:
Dir/Cross St: Ottawa St N / Edinburgh Ave
Directions: Ottawa St N / Edinburgh Ave

MLS#: X12513796 PIN#: 172460012
Possession Remarks: Flexible
Legal: PLAN 297 PT LOT 93 PT LOT 94

Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: 100+ Year Built: 1915 Apx Sqft: 700-1100 Lot Shape: Rectangular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Concrete Block Assessment: \$176,000 / 2024 POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Alum Siding Gar/Gar Spcs: None / 0 Park/Drive: None Drive: None Drive Park Spcs: 0 Tot Prk Spcs: 0 UFFI: Pool: None Energy Cert: N Cert Level: GreenPIS: N Prop Feat: Hospital, Park, Place Of Worship, Rec Centre, School Exterior Feat: Deck Interior Feat: Other	Zoning: D Cable TV: A Hydro: A Gas: A Phone: A Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: Under Contract: On Demand Water Heater HST Applicable to: Included In Sale Price: Oth Struct: Fence - Full Survey Type: Unknown
--	--	---

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	0	0			
2	Living	Main	9.09	x 9.68	Open Concept	Vinyl Floor	Window
3	Dining	Main	9.09	x 11.32	Open Concept	Vinyl Floor	W/O To Sunroom
4	Kitchen	Main	9.15	x 12.07	Double Sink	Stainless Steel Appl	Vinyl Floor
5	Sunroom	Main	16.77	x 5.41	Large Window	Vinyl Floor	W/O To Yard
6	Prim Bdrm	2nd	12.01	x 8.76	Closet	Vinyl Floor	Window
7	2nd Br	2nd	7.68	x 8.83	Closet	Vinyl Floor	Window
8	Utility	Bsmt	18.57	x 20.41	Unfinished		

Client Remks: Welcome to 28 Edinburgh Ave - an incredible opportunity for first-time home buyers or investors! Located just seconds away from Ottawa St North, this neighbourhood features a variety of new shops and restaurants, offering a dynamic lifestyle at your fingertips. This inviting home features an open-concept layout that allows for comfortable living, with plenty of natural light throughout. Inside, you'll find updated flooring, a versatile kitchen and dining area, and upgraded 4 pc bathroom. The sunroom off the kitchen offers a bright space to enjoy sunlight, enhancing the homes charm. The roof shingles were updated in 2018 for added peace of mind, and the tankless hot water heater(rented), new furnace (2025), provides heat on demand for all your household needs. Step outside to enjoy a recently added outdoor deck in a private, fenced-in backyard. This low-maintenance space is perfect for gatherings or morning coffees and ideal for indoor-outdoor living, making it ready for summer barbecues and relaxation. With easy access to local amenities and charming coffee shops within walking distance, this home effortlessly blends comfort and convenience. Embrace the opportunity to be part of this thriving Hamilton community!

Inclusions: All light fixtures, window coverings, fridge, dishwasher, stove, clothes washer & dryer

Listing Contracted With: Royal LePage Real Estate Associates **Ph:** 905-812-8123