



# THE 905 REAL ESTATE Guys

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*48 Cedar Avenue  
Hamilton*

**exp**<sup>TM</sup>  
REALTY  
BROKERAGE

Listed By: EXP Realty in Canada Inc., Brokerage. #290A-2010 Winston Park Drive, Oakville, Ontario, L6H 5R7

# Welcome Home

Situated in a quiet family-friendly area of Hamilton just steps to Gage Park! This home tastefully combines modern design with old-school charm. The front foyer leads into the open concept freshly painted living room, dining room, and updated kitchen area. Walkout from the kitchen into your cozy landscaped backyard with an interlocking patio. Bedroom level features 3 generously sized bedrooms with original hardwood floors plus a 4pc bathroom. The finished loft area is a perfect retreat for quiet reading, hobbies, or a children's play area. The front-drive offers parking for 2 cars. Other notable updates: Foundation waterproofing with a 25-year warranty, new roof (2021), new luxury vinyl flooring on the main floor (2021), Leaf Fitter Guards, new washing machine (2020), new rented furnace (2020), freshly painted (2021), NEST programmable thermostat (2020), and a cold seller in the basement.



# Features

- Quiet family-friendly neighbourhood
- Short walk to Gage Park
- Old-school charm w/ modern updates
- New flooring (2021)
- Foundation professionally waterproofed
- Conveniently located
- Cozy backyard retreat
- New roof (2021)
- Parking for 2
- Freshly Painted in 2021





## *48 Cedar Avenue, Hamilton*

The 905 Real Estate Guys are service oriented professionals taking care of your Burlington, Oakville and Hamilton real estate needs.

*Building lasting relationships  
and exceeding expectations*



### **Listing Agents:**

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[www.905RealEstateGuys.com](http://www.905RealEstateGuys.com)

