



1415 EDGEWOOD ROAD

FLAMBOROUGH



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Welcome to 1415 EDGEWOOD ROAD

This bungalow is sitting on a 100' x 300' lot and is ideally situated being minutes to Carlisle, Waterdown, Burlington, Hamilton, major highways and the Aldershot GO. The main level features 2 bedrooms, a good sized 4-piece bathroom, a kitchen with loads of counter space that is open to the living/dining rooms. The living/dining rooms are flooded with natural light from the large picture window and feature hardwood floors. The bonus main level family room offers additional living space, an electric fireplace and overlooks the private backyard. The lower level is finished showcasing a large rec room with newly installed laminate flooring (2022), a bedroom, 3-piece bathroom and laundry room. There is an oversized single car garage which has access to the inside of the home. This charming country home has been newly painted, is move in-ready and is an opportunity you don't want to miss.

 100' x 300'  \$3,806.66/2021  2 + 1  2



Room Measurements

MAIN LEVEL

Family Room	18'10" x 12'11"
Kitchen	12'6" x 11'3"
Dining Room	19'3" x 12'9"
Bedroom	11'9" x 7'4"
Primary Bedroom	11'9" x 11'5"
Bathroom	4 Piece

BATHROOM

Bathroom	3 Piece
Recroom	
Bedroom	
Laundry Room	