

## DREW WOOLCOTT Broker JAYNE WOOLCOTT Sales Representative exp woolcott.ca 905-689-9223

# 11 EDGEMONT STREET SOUTH HAMILTON

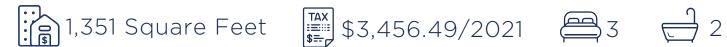


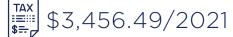


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### Welcome to 11 Edgemont Street South

This solid brick home is perfect for first time buyers or downsizers. Located in the desirable Delta neighborhood close to schools, public transportation, local shops and the popular restaurants on Ottawa Street. This 1.5 storey home has 3 bedrooms and 2 full baths. The home features original hardwood flooring in the living and dining areas and a brand-new electric fireplace in the living room to create a warm and gentle feeling while relaxing after a long day. The high ceilings in the basement are perfect for a recreational space if desired. The backyard features a good size deck that is great for entertaining friends and family. Parking for 4 cars including a detached garage with room for a workshop area.

























### Room Measurements

Living Room	23' × 11'
Bedroom	9' × 11'
Bathroom	3 Piece
Dining	9' x 13'
Kitchen	10' × 12'
Sun Room	7' × 11'

#### **SECOND**

Primary Bedroom	12° × 19
Bedroom	9' x 12'
Bathroom	4 Piec

#### **BASEMENT**

Living Room Rec Room Storage