



11 EDMONT STREET SOUTH HAMILTON



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REALTY
BROKERAGE

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.

 1,351 Square Feet  \$3,456.49/2021  3  2



Room Measurements

MAIN

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

SECOND

Primary Bedroom	12' x 19'
Bedroom	9' x 12'
Bathroom	4 Piece

BASEMENT

Living Room	
Rec Room	
Storage	