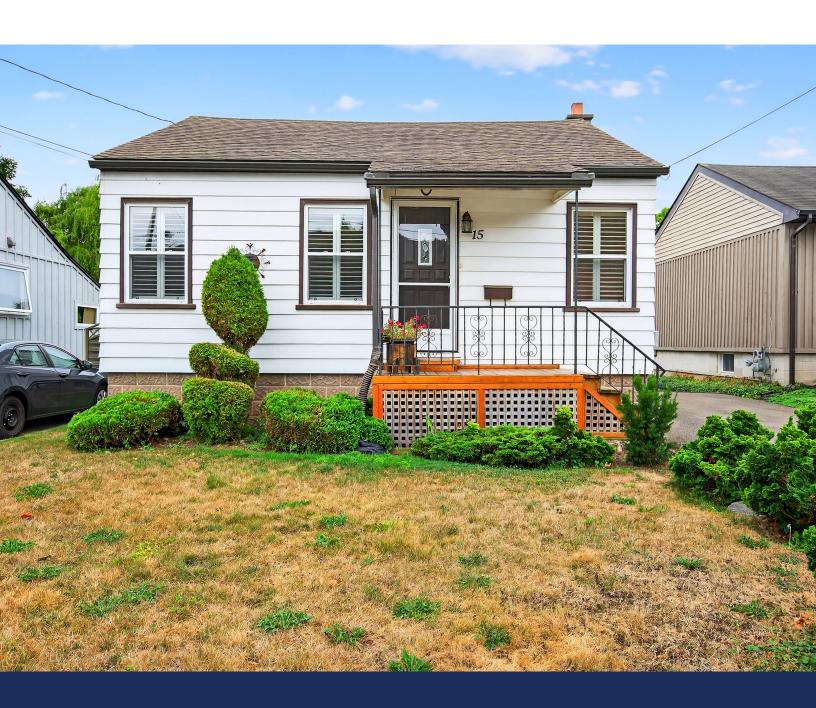
## WELCOME TO

# 15 Donald Avenue







### FABULOUS OPPORTUNITY!

This charming home is the perfect start for first-time buyers looking to break into the Dundas market without having to settle for condo living. Inside, you'll find a bright, comfortable layout with a spacious main floor bedroom and an updated kitchen and bathroom.

The finished basement extends your living area with a spacious rec room and a flexible second bedroom that works well for guests, a home office or hobbies. What makes this property stand out is what's outside as much as what's in: a rare two-car driveway (a true find in downtown Dundas!) and an exceptionally large backyard with endless space for entertaining, a garden or space for the kids and pets run free.

Set on a quiet, family-friendly street just a short walk to downtown shops, restaurants, parks, trails and schools, this home offers the best of Dundas living. Whether you're just starting out, downsizing or looking for a smart investment, this home offers great value in one of Dundas' most desirable neighbourhoods.





















### Room Measurements

#### **MAIN LEVEL**

Living Room 11'8" X 11'10" Kitchen 12' X 7'11" Bedroom 10' X 11'10" Bathroom 4 Piece

#### **UPPER LEVEL**

Family Room 18'11" X 9'7" 10'8" X 10' Bedroom

