

WELCOME TO
53 Livingston Avenue



WOOLCOTT
REAL ESTATE



Flexibility & Income Potential

What if your backyard could pay the mortgage? Welcome to 53 Livingston Avenue, a charming bungalow featuring a legal accessory apartment and RD3 zoning in West Grimsby. Perfect for investors, multi-generational families or home-based professionals, this property offers flexibility and income potential.





1,591 Sq. Ft.



\$5,615 / 2025



2+1



3





Main Home Living

The kitchen includes a window overlooking the backyard and offers eat-in capabilities. Two well-sized bedrooms are complemented by a four-piece main bathroom, while the fully finished basement adds versatile living space. An attached garage with inside entry enhances convenience.





Elegant Upgrades

The main house has been updated with new tile flooring (2025), modern light fixtures and a brand-new three-piece bathroom on the lower level (2025). Spanning 1,300 square feet, this welcoming home boasts beautiful wood flooring and large windows that fill the space with natural light.





Accessory Apartment

The accessory apartment has been completely renovated from top to bottom. Enter a cozy living room featuring a wood-burning fireplace and a charming daybed seating corner. Downstairs, discover the fully updated kitchen and dining area. At the back of the unit, a spacious bedroom provides privacy, with a separate entrance ensuring independence.



Outside, find a detached workshop offering endless possibilities—easily convertible into a kids' play space or dedicated hobby area.

Enjoy Grimsby's lifestyle with easy walkability, parks, Lake Ontario and easy QEW access. This turnkey gem lets you live in one unit, rent the other and unlock added value.



Room Measurements

PRIMARY UNIT - MAIN LEVEL

Family Room	12'0" X 18'9"
Dining Room	12'5" X 8'8"
Kitchen	12'4" X 8'4"
Primary Bedroom	12'0" X 11'6"
Bedroom	9'10" X 12'10"
Bathroom	4-Piece

PRIMARY UNIT - LOWER LEVEL

Recreation Room	17'0" X 22'7"
Utility Room	11'0" X 13'10"
Bathroom	3-Piece

SECONDARY UNIT - MAIN LEVEL

Living Room	10'5" X 14'7"
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SECONDARY UNIT - LOWER LEVEL

Kitchen	3'9" X 12'7"
Dining Room	5'5" X 12'7"
Bedroom	10'4" X 15'4"
Bathroom	3-Piece



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BROKER

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