

WELCOME TO
44 Whitfield Avenue



WOOLCOTT
REAL ESTATE



Made For Everyday Living

Step into homeownership with this beautifully updated and move-in ready three-bedroom, two-bathroom home that checks all the boxes for comfort, value and convenience.

Thoughtfully renovated from top to bottom, this property offers peace of mind with major updates already completed, including the furnace, air conditioning, roof, windows, doors, kitchen and flooring.





1,042 Sq. Ft.



\$2,971 / 2025



2+1



2





Bright & Airy

The bright, modern kitchen flows seamlessly into the living space, creating a welcoming environment that's perfect for everyday living and entertaining. Every detail has been refreshed so you can simply move in and enjoy.





Upper Level Comfort

The upper level offers two bright, comfortable bedrooms with warm hardwood flooring and charming angled ceilings that add character to the space. A beautifully updated bathroom serves the level, featuring a large vanity and a glass enclosed shower, creating a clean and modern feel perfect for everyday living.





Versatile Lower Level

The finished lower level adds valuable living space with a flexible layout that easily adapts to your needs. Currently set up as a bedroom and workspace, it offers the perfect spot for a home office, recreation area or guest suite.

A stylish three piece bathroom with a glass enclosed shower completes the level, creating a comfortable and functional extension of the home.





Prime Hamilton Location

Outside, you'll find a generous backyard ideal for relaxing, gardening, or hosting summer barbecues, along with two dedicated parking spaces — a rare and valuable feature.

Located in a commuter-friendly area, this home is close to major highways, transit options, shopping and everyday amenities, making it easy to get where you need to go.



Room Measurements

MAIN LEVEL

Living Room	11' X 10'5"
Dining Room	14' X 12'2"
Kitchen	14' X 10'
Laundry	

UPPER LEVEL

Primary Bed	16' X 12'
Bedroom	9' X 9'
Bathroom	4 Piece

LOWER LEVEL

Bedroom	15' X 14'
Bathroom	3 Piece
Utility Room	





Drew Woolcott
BROKER

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REALTOR®

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