WELCOME TO

158 Tolton Avenue



WOOLCOTT

REAL ESTATE



Charming Bungalow in Normanhurst

158 Tolton Avenue is a charming, thoughtfully updated bungalow in Hamilton's established Normanhurst neighbourhood. The beautifully renovated kitchen is designed with convenience and functionality in mind, whether you're cooking, baking or gathering with family. A spacious, light-filled living room and a dedicated dining area with a walkout to the backyard complete the main living space, making everyday living and entertaining easy.







1,322 Sq. Ft.

TAX $3,425 / 2026

1+2

1+1







Primary Retreat

The generously sized main floor primary bedroom offers a comfortable retreat, while the four-piece bathroom provides convenient access from the main living areas.









Thoughtful Updates

Numerous updates add to the home's comfort and functionality, including the renovated kitchen (2017), roof (2017), windows and doors (2017), energy-efficient appliances (2018), furnace (2018), A/C (2018), hot water heater (2018) and upgraded insulation completed between 2017 and 2019.





Flexible Lower Level

The finished basement features two generously sized bedrooms with sound insulation, a two-piece bathroom and a bonus room. With a separate entrance, this level offers excellent potential for an in-law suite or flexible living arrangements to suit your needs.







Backyard Bliss

The fully fenced backyard is ready for relaxing or entertaining, featuring a deck, gazebo, natural gas BBQ hookup and garden shed for additional storage. Conveniently located near parks, schools, public transit, shopping and recreation facilities, with easy access to the Red Hill Valley Parkway, this home offers a great combination of comfort, versatility and convenience.





Room Measurements

MAIN LEVEL

Living Room	18’9” X 11’9”
Kitchen	12’6” X 13’0”
Dining Room	10’2” X 9’1”
Primary Bed	11’6” X 10’2”
Bathroom	4 Piece

LOWER LEVEL

Bedroom	16’7” X 10’2”
Bedroom	11’5” X 10’10”
Bonus Room	10’4” X 12’3”
Bathroom	2 Piece

Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

RE/MAX ESCARPMENT REALTY INC., BROKERAGE
INDEPENDENTLY OWNED & OPERATED

905 689 9223
woolcott.ca

