WELCOME TO

84 Elgar Avenue



WOOLCOTT

REAL ESTATE



Two Units, Endless Opportunity

This fully renovated raised bungalow with a two-car garage offers modern finishes, thoughtful updates and the flexibility today's buyers want. The bright main level features a welcoming living area, a dedicated dining space and a refreshed kitchen, creating a comfortable setting for everyday living.







1,097 Sq. Ft.

TAX $5,355 / 2026

3+2

2







Spacious Primary

The main floor features a spacious primary bedroom, offering a comfortable retreat at the end of the day. An updated full bathroom complements the space, with modern finishes carried throughout.









Rest & Recharge

Two additional main floor bedrooms provide flexibility for family, guests or a home office. With three bedrooms in total and convenient main floor laundry, this level is designed for practical, everyday living.





Lower Level Living

Downstairs, a legally permitted two-bedroom income suite features its own kitchen, a comfortable living area and separate laundry. With a private entrance and direct access to the backyard, the suite offers excellent potential for rental income.













Extra Space Below

The lower level includes two bedrooms and a full bathroom, completing this self-contained living space. Key updates include a new roof in 2024 and new windows in 2026. Whether you're looking for an investment property or a home with the potential to offset your mortgage, this two-unit property delivers flexibility, function and long-term value.

Room Measurements

MAIN LEVEL

Dining Room	10'4" X 9'11"
Living Room	14'0" X 13'2"
Kitchen	10'7" X 10'0"
Primary Bed	12'9" X 12'0"
Bedroom	12'3" X 11'0"
Bedroom	10'0" X 9'1"
Bathroom	3 Piece

LOWER LEVEL

Rec Room	17'4" X 13'1"
Kitchen	10'0" X 8'0"
Bedroom	10'3" X 12'2"
Bedroom	10'6" X 10'6"
Bathroom	3 Piece
Utility Room	



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