

## 14 SPRUCESIDE AVENUE, HAMILTON, ON L8P 3Y3

<https://linaandteam.com>

Estate Sale! TLC REQUIRED. Welcome to 14 Spruceside Avenue in the heart of Hamilton's Kirkendall South a rare opportunity in one of the city's most sought-after locations! This property is currently set up as a duplex, but can easily be converted back to a single-family home. The home requires significant renovations, making it the [...]

**\$899,000**

- 6 beds
- 3 baths
- Residential Freehold
- Detached
- Active

### Basics

**Sale/Rent Type:** For Sale

**Type:** Residential Freehold

**Bedrooms:** 6 beds

**Category:** Detached

**Status:** Active

**Bathrooms:** 3 baths



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## Building Details

<b>Lot Depth:</b> 77.16 sq ft	<b>Lot Width:</b> 40 sq ft
<b>Living Area Range:</b> 2000-2500	<b>Garage Parking Spaces:</b> 3, 4
<b>Tax Annual Amount:</b> 8413	<b>View:</b> City
<b>CoolingYN:</b> No	

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## Agent and Agency Details

**Agency:** COLDWELL BANKER COMMUNITY PROFESSIONALS

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## Amenities & Features

<b>View:</b> No	<b>Cooling:</b> None
<b>Fireplace:</b> No	<b>Basement:</b> Separate Entrance, Full
<b>Sauna:</b> No	

