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**46 Burton Street, Hamilton  
Ontario L8L 3P8**

**\$319,900**

## Property Information

Property Type	• Residential
Property Style	• 1.5 Storey
Beds	• 3
Baths	• 1
Taxes	• \$1,421.91 / 2023
Sq. Footage	• 1,162 ft
Lot Size	• 22 FEET X 95 FEET
MLS®	• Exclusive





# Property Description

Cozy home with loads of potential!! 1,100 sq ft, 3 bedroom home with large yard and potential alley access. Street has permit parking, so parking is usually available out front as well. Great neighbours and friendly neighbourhood too!! This home requires some TLC to make it your own. Immediate possession is available. Furnace, most of roof, two front windows look to be newer. Buyer to do their own due diligence. Property is being sold 'AS IS'.



## Property Features

- Renovators delight
- Perennial gardens
- Potential rear alley access
- Newer furnace
- Newer front windows



**Karen Dupuis**  
Sales Representative  
905-574-4600

karendupuis@royallepage.ca  
<http://www.karendupuis.com/>



**Royal LePage State Realty Inc.**  
987 Rymal Rd. E.  
Hamilton, L8W 3M2



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