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**107 Leggett Cres., Hamilton
Ontario L8W 2A5**

\$799,000

Property Information

| | |
|----------------|---------------------|
| Property Type | • Residential |
| Property Style | • 4 Level Backsplit |
| Beds | • 3+2 |
| Baths | • 2 |
| Taxes | • \$4,890 / 2025 |
| Sq. Footage | • 2069 Total ft |
| Lot Size | • 37.50 X 119.61 FT |



Property Description

TWO SEPARATE UNITSESA PASSED, BASEMENT REAR ENTRANCE PERMIT (24T 0966 R9) COMPLETE AND CLOSED all in 2024*** VACANT EASY TO SHOW***Rare opportunity! Multifamily Dwelling, absolutely endless Potential alongside a fantastic income Opportunity! YOU must SEE for yourself! This versatile property offering excellent income potential or a comfortable multigenerational living arrangement. The above unit has Living & dining room, 3 spacious bedrooms 1 full bath, Eat-In-kitchen and laundry (stallable Washer & Dryer), perfect for a larger family, while the lower unit is a 2-bedroom suite, kitchen, full bath, laundry, and living & dining room with separate entrance ideal for extended family, guests, or rental income.



Property Features

- Profitable revenue property
- In-Law Suite set up
- Separate entrance (walk-up)
- Freshly Painted all 4 Levels
- Mins to Limeridge Mall & Amenities
- ESA Cert & Walk up Entrance Permit
- 2 Kitchens
- 3+2 Spacious bedrooms
- Most of the work done in 2024
- Enclosed Front Porch



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