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**36 Blanche Ct., Hamilton
Ontario L8K 5P3**

\$880,000

Property Information

Property Type	• Residential
Property Style	• 2 Storey
Beds	• 4
Baths	• 2.5
Taxes	• \$6,946.71 / 2025
Sq. Footage	• 1793+911 ft
Lot Size	• 45'x155.66'
Year Built	• 1970
MLS®	• 40773182



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**RE/MAX Escarpment Realty Inc.,
Brokerage Independently Owned and
Operated**

860 Queenston Road
Hamilton, ON, L8G 4A8



All information regarding this property, either expressed or implied, is from sources deemed reliable and assumed to be correct. No Warranty thereof and same is submitted to possible errors and omissions.

Property Features

- Main Floor Family Room w/firepl
- Separate Diningroom w/ large window
- Huge Livingroom
- RAVINE LOT on Cul de Sac
- Finished Lower Level w/ cold storage
- Basement Bedroom w/ ensuite
- 4 bedrooms upstairs
- Near Bus Route, Hospital, parks
- All appliances included



Property Description

RAVINE LOT! Quiet Cul de Sac. Lovely landscaping and treed backyard with an abundance of nature around you. Large back porch to sit and enjoy. 4 bedrooms, large bathroom with separate shower. Main level has separate dining room, living room and family room with walk out to backyard. 2 gas fireplaces. Finished basement with Laundry on lower level, workshop, wine or cold storage area. Singles 2018, furnace approx 10 years old. Gutter guards installed 2023. Garage is oversized single. Immediate possession available.