



579 Upper Sherman Ave., Hamilton, Ontario L8V 3L9

Residential • 1.5 Storey • Beds: 2+1 • Baths: 2 • MLS®: 40775000 • Year Built: 1950
Taxes: \$3,667 / 2025 • Sq. Footage: 1048 ft • Lot Size: 40.25x103.47

Property Description

A fantastic opportunity for first-time buyers looking to purchase on the Hamilton Mountain. This well maintained 2+1 bedroom home features an open-concept main floor with updates that include the kitchen, with island and a 4 piece modern bathroom. The dining room has a walkout to a large two-tiered deck with a spacious private fenced yard. Second floor has the 2 main bedrooms and a bonus 2 piece bathroom. The basement adds a good sized finished rec room, laundry, furnace room, and extra bedroom. Other important updates include a resurfaced driveway (2025), owned furnace, central air and water heater (2020), 30-year roof shingles (2008), most windows replaced and a 100-amp breaker box.

\$575,000



View virtual tour at [VISUAL4SALE.COM](https://visual4sale.com) Enter V4S# 359773



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