

\$699,900

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44 Market Street, Paris, Ontario N3L3B2



### Property Information

- ▶ **Property Type:** Residential
- ▶ **Property Style:** 3 Level Sidesplit
- ▶ **Beds:** 3
- ▶ **Baths:** 1.5
- ▶ **MLS®:** 40779404



**Andy Tulloch**  
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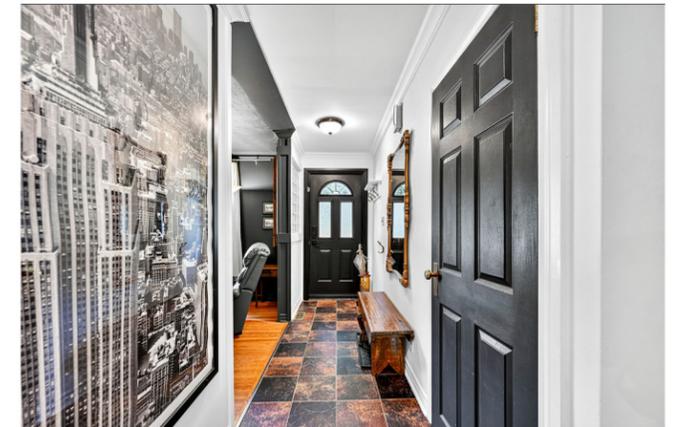
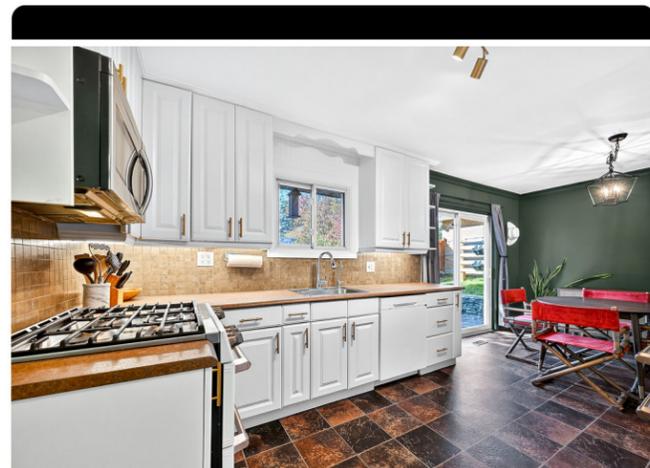
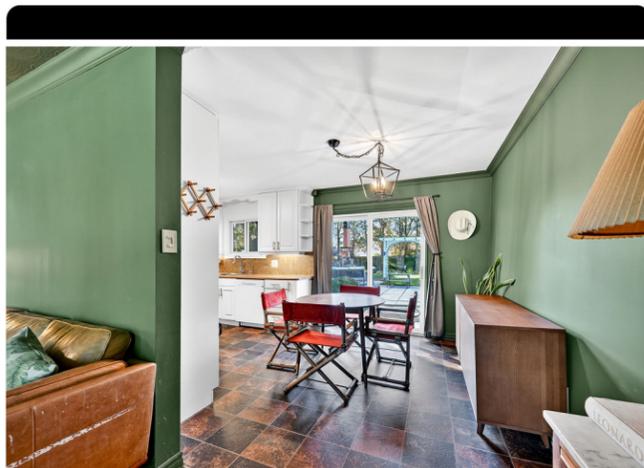
**Century 21 Heritage House Ltd. Brokerage**  
505 Park Road N Ste 216  
Brantford, N3R 7K8





## Property Features

- ▶ New Fiberglass Shingles 2023
- ▶ New 200 Amp Hydro Panel 2023
- ▶ Walk Up Basement Entrance to rear
- ▶ New Furnace and Air Conditioner 2025
- ▶ New Fridge, Stove, Dishwasher
- ▶ Fully Fenced Rear Yard



## Property Description

Located in the sought-after north end of Paris, this well-maintained 3-bedroom, 2-bath sidesplit offers comfortable living in a mature, family-friendly neighbourhood. Enjoy a private, fully fenced yard surrounded by mature trees—perfect for relaxing or entertaining outdoors. Inside, the home features newer high end appliances (2022), New 200amp panel and mast (2023), updated fiberglass shingles (2023), and a brand-new furnace and central air system (2025) for worry-free living. A great opportunity to own in one of Paris's most desirable areas, close to parks, schools, hospital, and everyday amenities.

