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**331 E 17th St., Hamilton
Ontario L9A 4M9**

\$829,000

Property Information

Property Type	• Residential
Property Style	• 4 Level Backsplit
Beds	• 3+2
Baths	• 2
Taxes	• \$5,150 / 2026
Sq. Footage	• 1100 ft
Lot Size	• 43 X 100 FT
MLS®	• 40870143



Property Description

Legal duplex true 4 level backsplitted, 2150 sq ft of living space! everything new and completed in 2026. fully converted with city building & esa permits and engineered drawings. newly upgraded 200 amps service and each unit has its own 100 amp panel. one inch municipal water supply line. 3+2 spacious bedrooms, great investment opportunity rent both or live in one and rent the other, or perfect for in-law set-up/extended family. 2 custom kitchens, 2 laundries, new all exterior/interior windows and doors, baseboards, custom trim, pot lights, hardware, plumbing, premium dulux paint and vinyl floor w dmx floor underlayment (basement). resilient channels, safe and sound insulation all new appliances the list goes on....



Property Features

- Legal duplex
- 200 Amps 2 Separate Panels each unit
- All 4 Levels Finished in 2026
- City, ESA Permits & Eng Drawings!
- 1 inch City Water Supply
- Electric Vehicle Charger Outlet!
- Enclosed Walk-Up w Drain Access
- School Bus Route on East 17Th Rd
- 2 Separate Laundries
- 2150 Total Living SQ FT



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