

View virtual tour at:
visual4sale.com
Enter:
v4s# 361401



**3241 Kathleen Drive, Burlington
Ontario L7M3Y5**

\$1,049,999

Property Information

Property Type	<ul style="list-style-type: none">Residential
Property Style	<ul style="list-style-type: none">1 Storey
Beds	<ul style="list-style-type: none">2
Baths	<ul style="list-style-type: none">2
Taxes	<ul style="list-style-type: none">\$5,654.66 / 2025
Sq. Footage	<ul style="list-style-type: none">1400 ft
Lot Size	<ul style="list-style-type: none">49.21 x 109.91
Year Built	<ul style="list-style-type: none">1993
MLS®	<ul style="list-style-type: none">40800723



Property Description

Welcome to 3241 Kathleen Drive in Burlington's sought-after Headon Forest neighbourhood. This well-maintained bungalow offers 2 bedrooms and 2 bathrooms with great potential for its next owner. The bright living room features a gas fireplace and walk-out to the backyard, perfect for relaxing or entertaining. The primary bedroom includes a 4-piece ensuite, and main-floor laundry adds convenience. Additional highlights include a large basement rec room, sump pump and updates throughout. Some Accessibility features include an accessible shower, wheelchair lift, and stair lift. A double attached garage completes this clean, easy-to-show home in a quiet, family-friendly community. Close to Hwy, Schools, Shopping, Parks..



Property Features

- Large Primary Bedroom with Ensuite
- Wheelchair Lift & Stair Lift
- Close to Hwy Access, Schools, Parks
- Eat-in kitchen
- Attached garage w/ inside entry
- Big Living/Dining Room with G/FP
- Quiet Family Friendly Community
- Main Floor Laundry
- Lots of Updates
- Location location location!!

"ED gets the job DUNN" - A TRUSTED REALTOR FOR OVER 20 YEARS

Ed Dunn Jr
Sales Representative
Direct: 905-928-7653
eddunnjr@gmail.com

www.eddunnjr.com



Canfin Realty Services Inc.
616 Concession Street
Hamilton, Ontario, L8V 2X8

Office: 905-928-SOLD (7653)



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 be possible errors and omissions.