

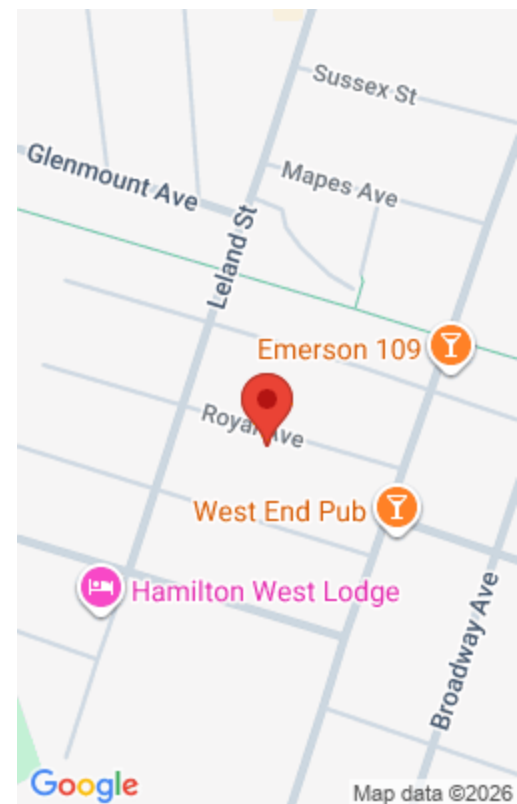
## 91 ROYAL AVE, HAMILTON, ON L8S 2C6, CANADA

<https://gtarealestates.com>

An exceptional turnkey investment opportunity steps from McMaster University & FULLY LICENSED/inspected with the City of Hamilton! This detached 5+1-bedroom home located at 91 Royal Ave. is built for strong, stable cash flow in one of Hamilton's most resilient rental markets. With virtually zero vacancy, this property is thoughtfully configured to maximize bedroom count and...

**\$674,900**

- 6 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



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## Rooms & Units Descr

**RoomType1:** Bedroom

**RoomLength1:** 3.66

**RoomDimensions1:** 3.66 m X 3.39 m

**RoomLevel2:** Second level

**RoomWidth2:** 3.57

**RoomType3:** Bedroom

**RoomLength3:** 3.56

**RoomDimensions3:** 3.56 m X 3.58 m

**RoomLevel4:** Second level

**RoomWidth4:** 3.06

**RoomType5:** Bedroom

**RoomLength5:** 5.61

**RoomDimensions5:** 5.61 m X 3.76 m

**RoomLevel6:** Basement

**RoomWidth6:** 2.65

**RoomType7:** Kitchen

**RoomLength7:** 2.93

**RoomDimensions7:** 2.93 m X 4.82 m

**RoomLevel8:** Main level

**RoomWidth8:** 3.05

**RoomType9:** Bedroom

**RoomLength9:** 3.64

**RoomDimensions9:** 3.64 m X 3.15 m

**RoomLevel10:** Main level

**RoomWidth10:** 2.96

**RoomLevel1:** Second level

**RoomWidth1:** 3.39

**RoomType2:** Bedroom

**RoomLength2:** 3.17

**RoomDimensions2:** 3.17 m X 3.57 m

**RoomLevel3:** Second level

**RoomWidth3:** 3.58

**RoomType4:** Bathroom

**RoomLength4:** 1.77

**RoomDimensions4:** 1.77 m X 3.06 m

**RoomLevel5:** Basement

**RoomWidth5:** 3.76

**RoomType6:** Bathroom

**RoomLength6:** 3.05

**RoomDimensions6:** 3.05 m X 2.65 m

**RoomLevel7:** Main level

**RoomWidth7:** 4.82

**RoomType8:** Living room

**RoomLength8:** 3.3

**RoomDimensions8:** 3.3 m X 3.05 m

**RoomLevel9:** Main level

**RoomWidth9:** 3.15

**RoomType10:** Bedroom

**RoomLength10:** 3.64

**RoomDimensions10:** 3.64 m X 2.96 m

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## Location Details

**City:** Hamilton (Ainslie Wood)

**Province:** Ontario



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## Property Details

**SubdivisionName:** Ainslie Wood

**Stories:** 2

**Levels:** 2

**FrontageLength:** 25 ft

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## Property Features

**Heating:** Forced air

**CoolingYN:** True

**OpenParkingYN:** True

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**GarageYN:** False

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** ROYAL LEPAGE STATE REALTY

**ListAOR:** Toronto Regional Real Estate Board

**Office ID:** 291490

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## Building Details

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** Yes

**GarageYN:** No

**PoolYN:** No

**Cooling:** Central air conditioning

