



68 NORTH OVAL, HAMILTON

Urban Group  
Realty | TRUST  
EXPERIENCE  
RESULTS™



# Welcome to 68 North Oval



Some homes feel right from the moment you step inside — and 68 North Oval is one of them. Beautifully redesigned and thoughtfully updated, this 2.5-storey residence in the heart of picturesque Westdale blends timeless character with smart modern upgrades. A rare two-storey rear addition enhances the home with a spacious main-floor family room, a full bathroom, and two additional bedrooms upstairs, offering the space and flexibility today's families need.

Perfectly located just steps from Westdale Village's vibrant shops and restaurants, as well as RBG trails, Churchill Park, and McMaster University, this is urban living with nature and community right at your doorstep. With over 2,000 square feet above grade, this home features 6 bedrooms and 3 full bathrooms, making it ideal for growing families, multigenerational living, or those seeking income potential.

Recent renovations include updated electrical wiring, refinished hardwood floors, new carpet and paint, as well as upgraded roof, skylights, furnace, AC, washer, dryer, and hot water heater giving you peace of mind and move-in-ready comfort.

Enjoy a spacious and private backyard retreat, perfect for entertaining with a large deck built for summer BBQs, plus an updated front porch and exceptional curb appeal. The extra-large driveway ensures ample parking, a rare find in this walkable neighbourhood.

Take a 3D virtual tour on our website and schedule your private viewing today.







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# It's All In The *Details*

<b>Bedrooms</b>	6
<b>Bathrooms</b>	3
<b>Square Feet</b>	2,218 (exterior above grade approx.)
<b>Lot Size</b>	33.75 x 98.16 (approx.)
<b>Taxes</b>	\$8,294.13/2025

- Features Two Spacious Living Areas, Perfect for Both Relaxing & Entertaining
- Refinished hardwood floors
- Central air conditioning
- Updated light fixtures and finishes
- New carpets (Upper Levels)
- Access to large private backyard
- Upgraded Windows and Finishes
- Upgraded Furnace, AC, Washer, Dryer, and Hot Water Heater
- Large Deck for BBQs and Entertaining
- Extra-large Driveway with Ample Parking
- Updated Roof & Skylights
- Garden Shed
- Walkable, Family-friendly Neighbourhood





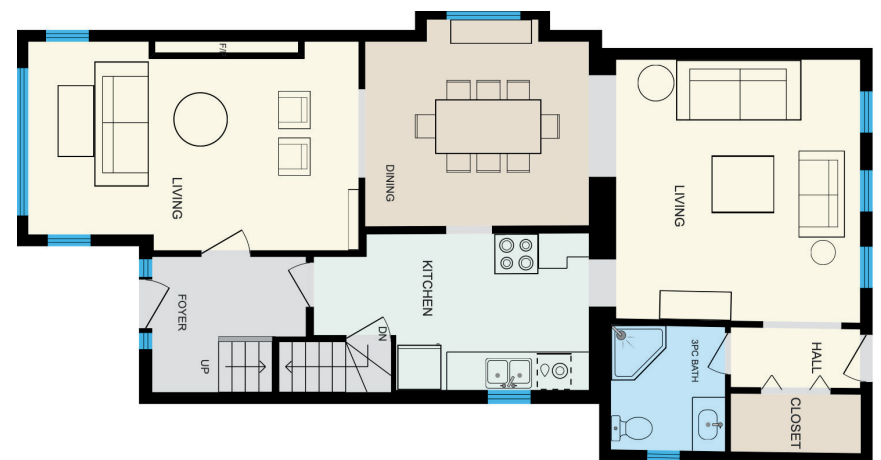




# Main Floor

## *Highlights*

- Features Two Spacious Living Areas, Perfect for Both Relaxing & Entertaining
- Refinished Hardwood Floors
- 3-Piece Bathroom with Modern Fixtures
- Access to Large Private Backyard











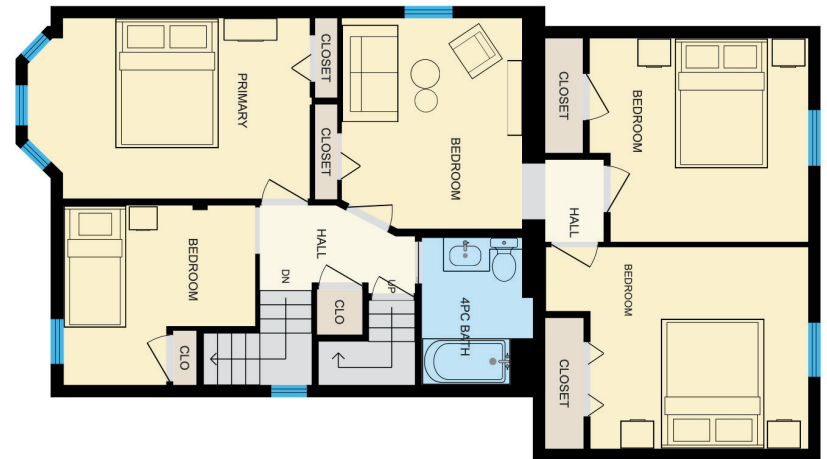




# Second Floor

## *Highlights*

- 5 Bedrooms
- Renovated 4-Piece Bathroom
- New Carpets in all Bedrooms
- Upgraded Windows and Finishes















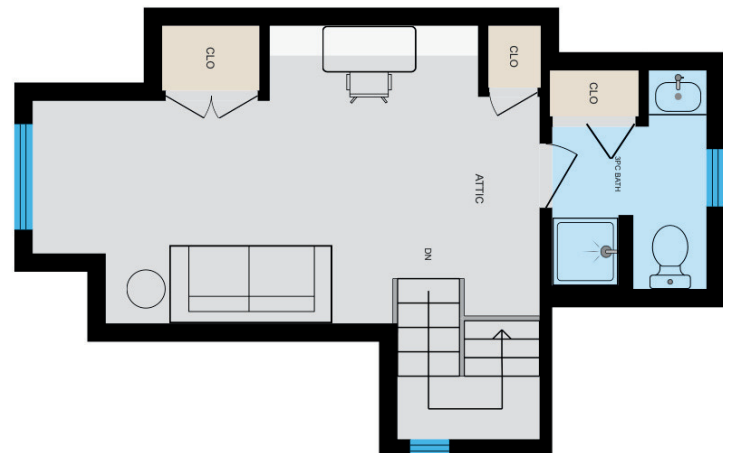




# Third Level

## *Highlights*

- 1 Bedroom
- Likely Used as a Guest Suite or Office
- Skylights
- 3 Piece Bathroom







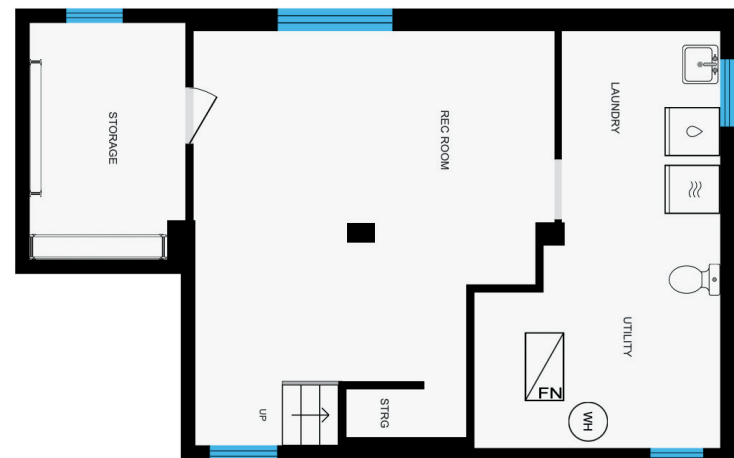




# Lower Level

## *Highlights*

- Partially Finished
- Large space for recreation area
- Ample storage
- Utility Room
- Laundry room







# Backyard *Highlights*

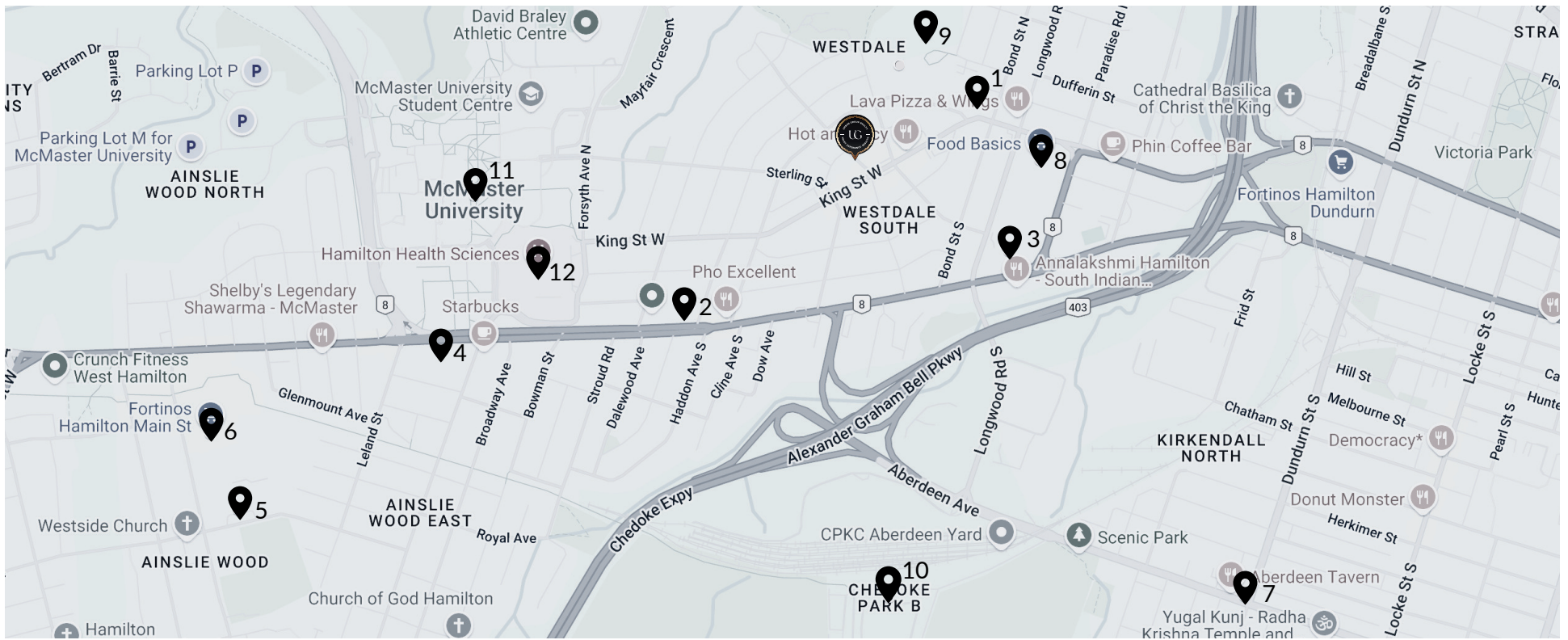
- Private Backyard Professionally Landscaped
- Garden Shed
- Well-Maintained Greenery & Irrigation System
- Expansive Patio Area











# In The *Neighbourhood*



68 North Oval  
Hamilton, ON L8S 3Y8

## Public Schools

1. Cootes Paradise P.E.S (JK-5)  
900 King Street West
2. Dalewood P.E.S (6-8)  
1150 Main Street West
3. Westdale P.S.S. (9-12)  
700 Main Street West

## Catholic Schools

4. Canadian Martyrs C.E.S (JK-8)  
1355 Main Street West
5. St. Mary's C.E.S (9-12)  
200 Whitney Avenue

## Grocery

6. Fortinos  
1579 Main Street West
7. Dundurn Market  
346 Dundurn Street South
8. Food Basics  
845 King Street West

## Amenities

9. Churchill Park  
255 Glen Rd
10. Chedoke Golf Club  
563 Aberdeen Avenue
11. McMaster University  
1280 Main Street West
12. McMaster Children's Hospital  
1200 Main Street West





# Why Sell With Us

At Urban Group Realty, building a personal relationship with each client is at the heart of our approach, ensuring you feel informed, confident and supported from start to finish. Whether you're looking to buy your next home, sell, or invest, our combined 60+ years of hands-on-experience can ensure you achieve your goals

We listen to your needs, anticipate your wants, and give you the expert insights you need. You can count on us to provide straightforward and honest advice every time.

When it comes to finding an agent who can sell your home successfully, results matter. We believe that our industry-leading metrics and accolades demonstrate our ability to offer a fast, seamless process that maximizes your sale price.

**Here's a look at some of our results.**

## 8 CONSECUTIVE YEARS

Selected Best Real Estate Team in the area by Three Best Rated. Based on an extensive 50-point review of metrics such as Trust, Experience, Negotiation Skills, Value & Cost, Client Ratings, Overall Client Satisfaction, Results, Marketing, and Reputation - to name a few.

## \$288,380 MORE

On average our listings sell for more money than the industry average

## 8 DAYS FASTER

On average our listings sell 35% faster than the industry average

## SELECTED #1

Overall score from Quality Business Awards, making us the highest-rated real estate team in Burlington

## TOP 100

Realtors in Canada ranked by Real Estate Professional Magazine

## TOP 1%

Real Estate Team across Canada





Take a picture of  
the QR code to view  
the 3D Tour



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Ryan & Vicky Urban  
BROKERS

