



94 ROYAL AVENUE, HAMILTON

Urban Group
Realty | TRUST
EXPERIENCE
RESULTS™

Welcome to 94 Royal Avenue



Turnkey Investment or Starter Home Near McMaster!

Excellent opportunity in sought-after West Hamilton just minutes from McMaster University and Westdale Village. This updated 3-bedroom, 1.5-bath home sits on a 24' x 100' lot and has been well-maintained and upgraded, offering strong rental potential or comfortable family living. Previously rented to grad students at premium rates.

Main floor includes a bright living room, updated eat-in kitchen (2024) with new stove and dishwasher, powder room, and a main-floor bedroom. Upstairs you'll find two large, bright bedrooms and a fully updated 4-piece bath (2024).

The partially finished basement features laundry, storage, and potential for a 4th bedroom or home office. Enjoy a private, fenced backyard with room to relax or grow. Additional updates include new AC (2022) and updated bathrooms (2024).

Close to transit, parks, schools, shopping, and McMaster this move-in-ready home is a smart choice for both investors and end users.

Don't miss this turnkey opportunity in West Hamilton!





It's All In The *Details*

Bedrooms	3
Bathrooms	2
Square Feet	1,256 (Total Finished SqFt approx.)
Lot Size	25 ft x 100 ft (approx.)
Taxes	\$4,599.22/2025



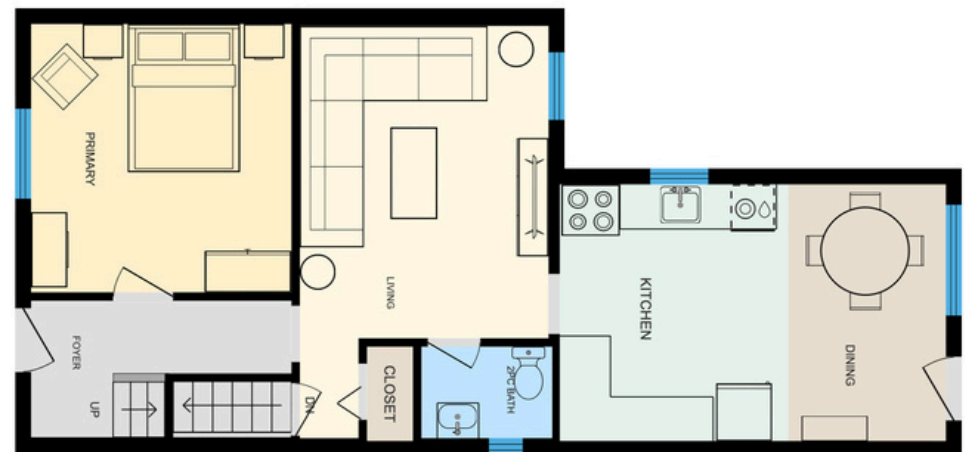
- Updated Kitchen With Wood Countertops
- Hardwood Floors
- Updated Bathrooms
- Gorgeous Patterned Tile Design
- Vaulted Ceilings In Both Upper Bedrooms
- Built-in Office Upstairs
- Stone Patio Area
- Storage Shed
- Designated Fire Pit Area
- Nearby Westdale Village
- In The McMaster University District
- Close to Parks & Trails
- Family-friendly & Walkable Community



Main Floor

Highlights

- Updated Kitchen With Wood Countertops
- Hardwood Floors
- Updated Bathroom
- Gorgeous Patterned Tile Design



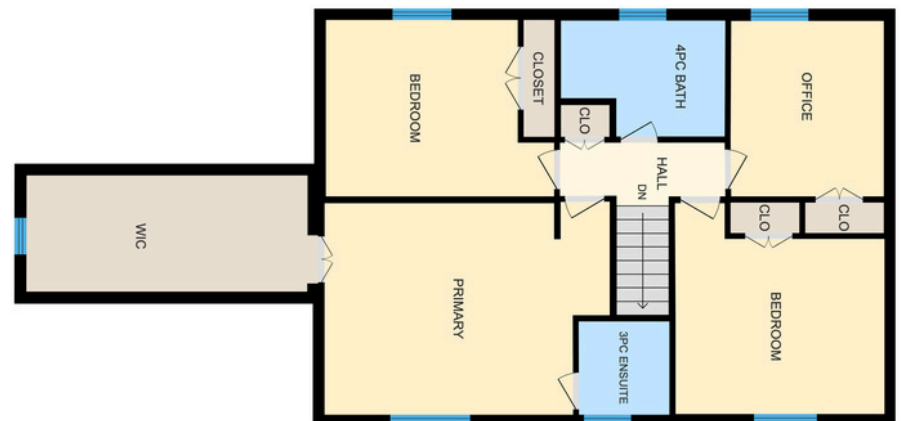




Second Floor

Highlights

- 2 Spacious Bedrooms
- Full Updated Bathroom
- Vaulted Ceilings In Both Bedrooms
- Built-in Office



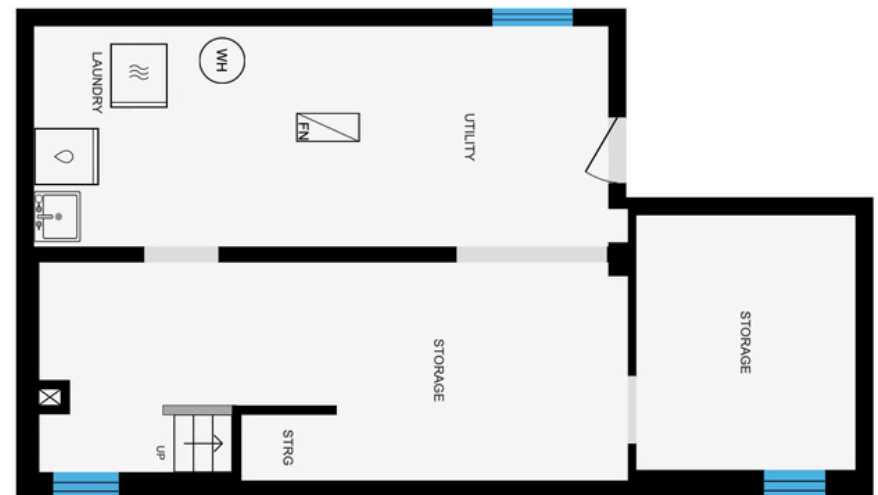




Lower Level

Highlights

- Laundry Room
- Utility Room
- Ample storage

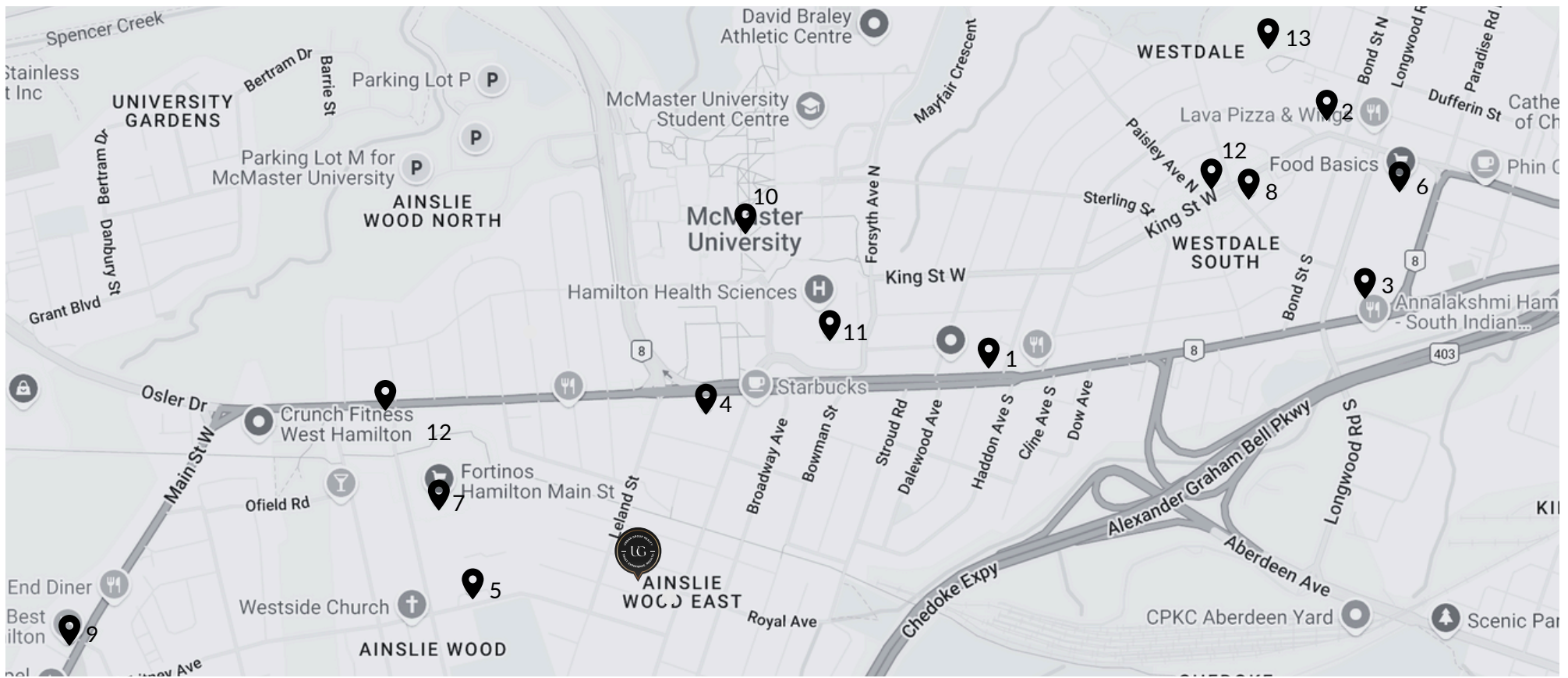




Backyard *Highlights*

- Designated Outdoor Seating Area
- Fire Pit Area
- Storage Shed





In The *Neighbourhood*



94 Royal Avenue,
Hamilton, ON
L8S 2C5

Public Schools

1. Dalewood P.E.S (JK- 08)
1150 Main Street West
2. Cootes Paradise P.E.S (FI 01-05)
900 King Street West
3. Westdale P.S.S (FI 9-12)
700 Main Street West

Catholic Schools

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

Grocery

6. Food Basics
845 King Street West
7. Fortinos
1579 Main Street West
8. Shopper's Drug Mart
991 King Street West
9. Hasty Market
1850 Main Street West

Amenities

10. McMaster University
1280 Main Street West
11. McMaster Children's Hospital
1200 Main Street West
12. The Westdale Theatre
1014 King Street West
13. Churchill Park
255 Glen Road



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

*Source: Rahb Matrix data Jan 1-Dec 31 2024



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



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BROKERS

