

12 Broadview Avenue, Cambridge, Ontario N1R 3V7

Residential • 2 Storey • Beds: 3+1 • Baths: 3 • MLS®: 40707126 • Year Built: 1939
Taxes: \$4,356.25 / 2025 • Sq. Footage: 1872 ft • Lot Size: 44.77 x 109.82

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\$689,900



Property Description

Fabulous starter home on corner Lot in North Galt. Located close to schools, parks, shopping, and Shade's Mill, with easy access to Highway 401. Major renovation with second storey addition was completed in the past 6 years. Updates include new roof; insulation on the entire exterior of house & roof; new vinyl siding on entire house; new wrap-around deck connecting front of house seating area to side entrance; a "Cultec" underground storm water management system in rear yard that provides drainage for entire roof. The front yard offers custom built raised gardens to grow vegetables as well as an ornamental pear tree, redbud and magnolia. The 2nd storey addition, w/ 4 skylights, can be used as a master suite or famrm



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