



GoodaleMillerTeam
CENTURY 21 MILLER REAL ESTATE LTD. BROKERAGE



126 Merrilee Crescent | Hamilton



CHARMING 3 BEDROOM DETACHED HOME IN SOUGHT-AFTER CRERAR NEIGHBOURHOOD

Welcome to this warm and inviting 2-storey detached home, perfectly located in Hamilton's desirable Crerar neighbourhood, just minutes from Limeridge Mall, major highways, schools, and parks. Freshly painted throughout, plus new toilets, countertop refresh and other recent renovations! Ideal for families and professionals alike, this well-maintained property offers comfort, functionality, and a fantastic layout.

Inside, you'll find a bright and spacious main floor featuring a welcoming living room complete with a cozy fireplace and modern pot lights, a kitchen with ample cabinetry, and a convenient powder room. Enjoy the ease of inside entry from the double garage, plus a total of four-car parking with the private double driveway.

Upstairs, the generous primary bedroom includes a 3-piece ensuite and plenty of closet space. Two additional bedrooms offer great flexibility for family, guests, or a home office, and share a well-appointed 4-piece bathroom.

Step outside to a large backyard with a concrete patio — ideal for entertaining, relaxing, or letting kids play.

Additional features include upstairs laundry, ample storage throughout, and excellent curb appeal.

Set in a friendly, established community with easy access to the LINC, public transit, and Hamilton's top healthcare centres, including Juravinski, St. Joseph's, Hamilton General, and McMaster Children's Hospital—this home truly has it all.

Don't miss your chance to own this lovely home in one of Hamilton's most convenient and family-friendly areas!



FOYER & LIVING ROOM

LIVING ROOM



DINING AREA & KITCHEN

KITCHEN & DINING AREA



PRIMARY BEDROOM & ENSUITE

SECOND BEDROOM & THIRD BEDROOM

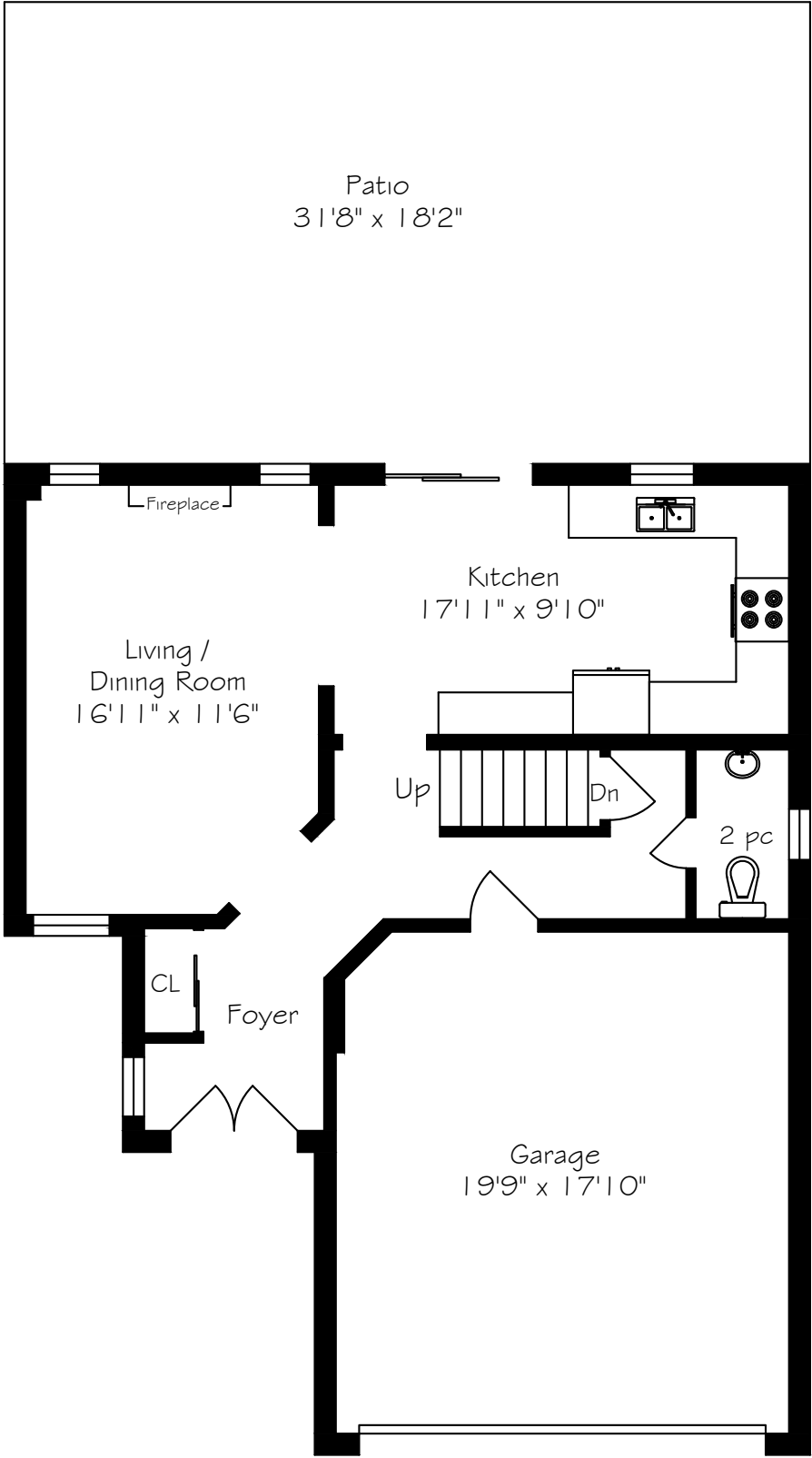


MAIN BATHROOM & LAUNDRY ROOM



REAR YARD

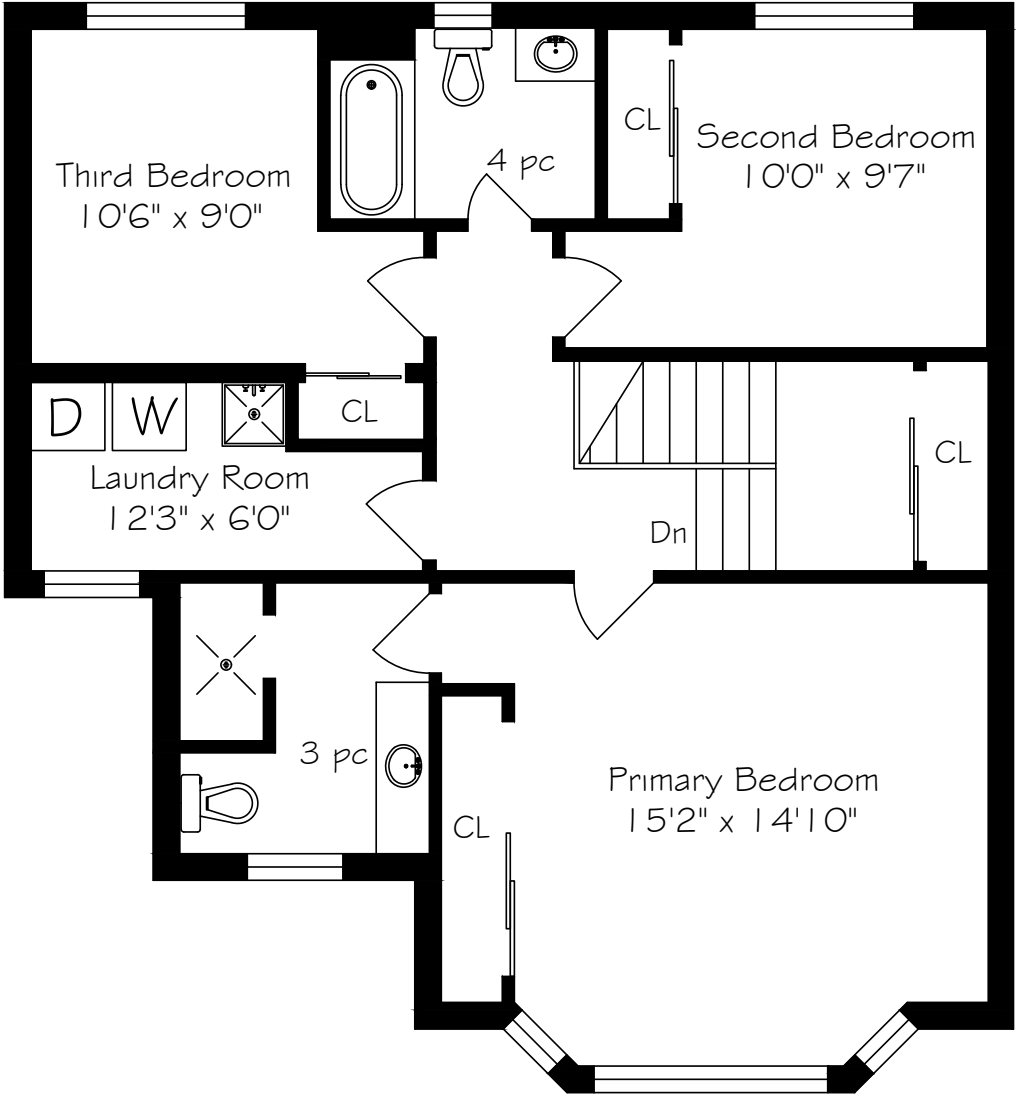
MAIN LEVEL FLOOR PLAN



Main Floor
660 Square Feet
+ 390 Garage

*Room sizes should be considered approximate since measurements are subject to certification.

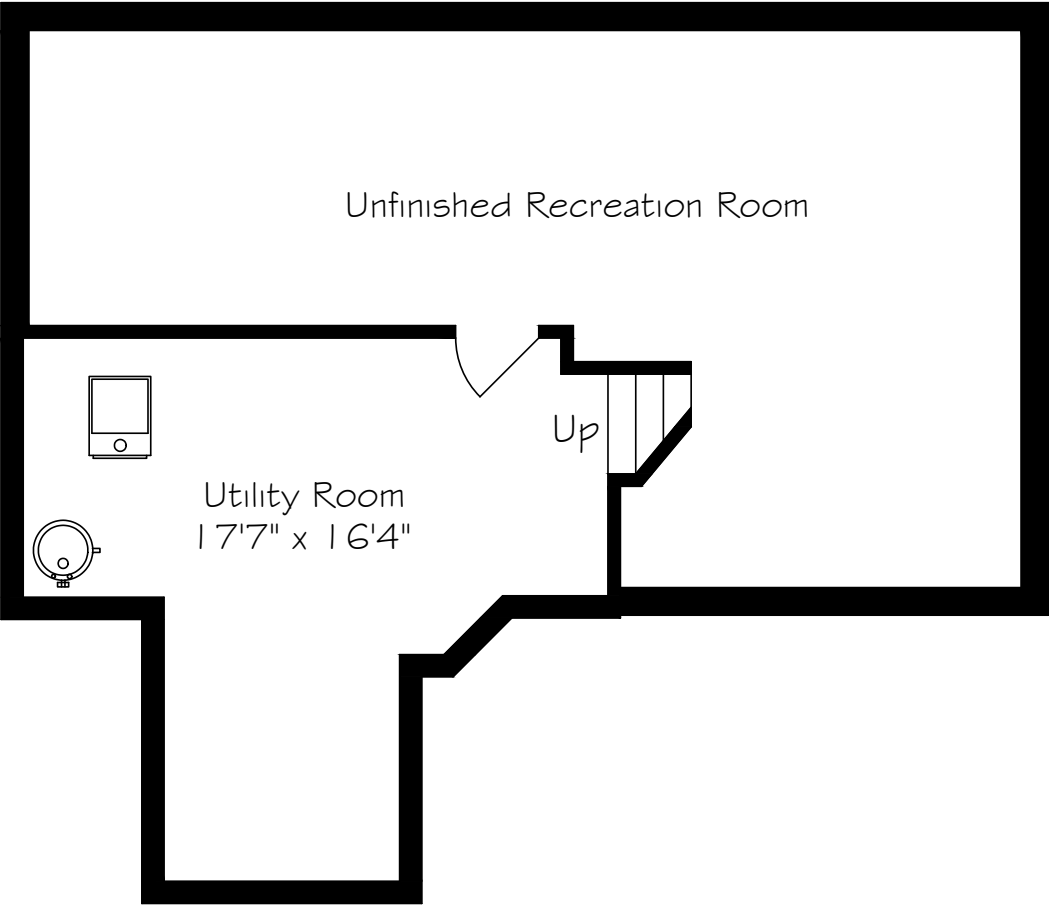
SECOND LEVEL FLOOR PLAN



Second Floor
940 Square Feet

*Room sizes should be considered approximate since measurements are subject to certification.

LOWER LEVEL FLOOR PLAN



Lower Level
660 Square Feet

*Room sizes should be considered approximate since measurements are subject to certification.



LISTING INFORMATION
126 MERRILEE CRESCENT, HAMILTON

Possession: To be arranged
Lot Size: 40.16' x 105.21' x 40.12' x 105.21'
Square Footage: 1,600 sq ft above grade
Total Square Footage: 2,260 sq ft
Deposit: 5%
Taxes: \$6,198.15 / 2025
Legal Description: LOT 82, PLAN 62M1098;
S/T EASM'T FOR ENTRY AS IN WE589871
Listing Agents: Brad Miller, Kieran McCourt
& Kathy Jopson



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#1 Team in Canada for Century 21 for 21 consecutive years