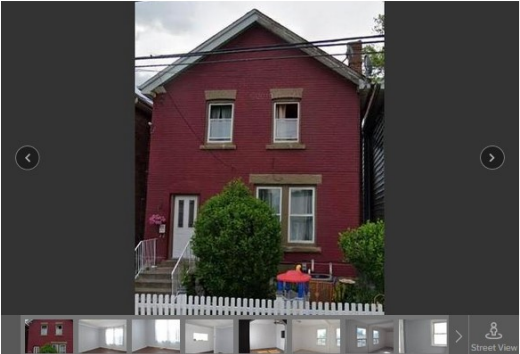


REDFIN City, Address, Agent 1-844-759-7732 Buy Sell Feed Real Estate Agents Log In Sign Up

**426 Ferguson Ave N**  
Hamilton, ON L9L 4Y8  
Status: Active

**\$299,900** Price  
3 Beds 2 Baths 1,368 Sq. Ft.  
\$219 / Sq. Ft.  
Built: 1900 On Redfin: 4 days

Overview Property Details Property History Tour Insights Public Facts Neighborhood Similar Homes



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Tour in Person Tour via Video Chat

**Schedule Tour**

It's free, with no obligation — cancel anytime

**Robert Preece**  
eXp Realty  
Redfin Partner Agent  
Local agent paid to put you first.

Ask a Question Start an Offer

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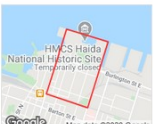
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**North End East Real Estate Sales (Last 30 days)**




Median List Price	\$574K	Avg. # Offers	—
Median \$ / Sq. Ft.	\$454	Avg. Down Payment	—
Median Sale / List	99.3%	# Sold Homes	2

**Median Real Estate Values**

Location	List Price	\$ / Sq. Ft.	Sale / List
Hamilton	\$614,900	\$433	101.3%
L8L	\$429,900	\$356	102.3%
North End East	\$574,000	\$454	99.3%

**\$/Sq. Ft. Houses in North End East**



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426 Ferguson Ave N, Hamilton ON L9L4Y8

NORTH END 这个地区交通方便，到 WEST HARBOUR GO 站约 10 分钟行程，5 分钟到最大的湖边公园 Bayfront Park。离今后湖边新公寓园区约 5 分钟。目前学区一般。

Median List Price is \$574. Median \$/Sq.Ft is \$454. Median Sale/List rate is 99.3%. Average Household income is \$74,200.75. Households with Children (%) is 64%. Ownership rate is 71.57%.

这是一个典型的 C 区，房子价格比较低，适合以 cash flow 为目标，但也可以作为 flip 的目标区域。

目标房是正常 MLS 房源。房子的 lot 不大，25x49，A short walk to the proposed residential and commercial re-development of the West Harbour and Promenade Park. Large principle rooms. Basement has separate rear entrance.

交通方便，社区成熟，离市里新开发楼盘隔一条马路。属于交通，环境，发展区皆有潜力的房源。

这个房子目测没有大的问题，屋顶没有破洞，没有漏水，地下室高度不错，内部已 finish。初步设想是基本可以不动，住一楼，地下室出租。先把现金流稳定。下一步在升级装修。待升值卖出或持有。

从统计数据显示，该区平均价 574k，如果进行一些更新，Roof, floor, windows, doors, hot water tank, furnace/AC units 更换。预计费用不超过 4 万，如果按照 574k 的 ARV，70%是 401k，远远高于 asking price。如果按 asking price 30 万买进，花 4 万翻新，卖 40 万，减去 closing cost, commission, property tax 后，net profit 有 5 万，投资回报率有 66%，是非常好的 deal。

如果出租地下室，月收入 900 刀，现金流 450 刀，首付 7 万，ROI 7.2%，是非常好的 deal。