

# \$389,000 - 1427 Bruce Avenue, Windsor

MLS® #40771898

**\$389,000**

5 Bedroom, 3.00 Bathroom, 1,653 sqft

Multi-family

Essex, Windsor, Ontario

Welcome to 1427 Bruce Avenue, Windsor â€”  
A solid, all-brick legal duplex offering exceptional value for investors or multi-generational living. The main floor unit features a spacious 3+1 bedroom, 2-bath layout with a generous living/dining area, large bedrooms, and a versatile bonus room that can serve as a fourth bedroom, office, or den. With plenty of space and functionality, itâ€™s ideal for families or generating strong rental income. Approx \$ 2000 month The upper unit is a beautifully renovated 1-bedroom plus den, complete with modern finishes. The den provides great flexibility as a home office or guest room, making this unit highly desirable. Approx rent \$ 1200 month This property has great income potential! This property is centrally located, just steps from public transit, schools, shopping, parks, and all amenitiesâ€”ensuring long-term rental demand and convenience for occupants. Additional features include: Side entrance to the basement with future potential 33â€™ x 120â€™ lot with opportunity to expand Rear alley access with parking Carpet-free throughout Recent updates: Furnace (2019), Air Conditioner (2020), Roof (2018), Fire Escape (2023). This turnkey property offers the perfect blend of comfort, location, and opportunity. Live in one unit and rent the other, or rent both for maximum return. (id:6289)

Built in 1925



## Essential Information

Listing #	40771898
Price	\$389,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,653
Year Built	1925
Type	Multi-family
Sub-Type	Freehold

## Community Information

Address	1427 Bruce Avenue
Subdivision	Essex
City	Windsor
Province	Ontario
Postal Code	N8X1X6

## Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools, Shopping
Features	Sump Pump
Parking Spaces	1

## Interior

Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick
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## Listing Details

Listing Office	eXp Realty
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