GORDONS
REAL ESTATE BROKERAGE

For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at **gogordons.com**

UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 47 Nickel Crescent, nestled in Brampton's established Westgate neighbourhood. With plenty of natural light and inviting living spaces, this home offers a comfortable setting for family life. The updated, well-appointed kitchen and spacious living room with a gas fireplace create a warm atmosphere for everyday living and entertaining.

Upstairs, the spacious primary bedroom features a walk-in closet, while the additional bedrooms provide room for family members or guests. The fully finished basement offers another bedroom and a versatile in-law suite, ideal for extended family, adult children or visiting guests who appreciate having their own space and privacy.

Outside, the mature, landscaped and fully fenced rear yard offers a private setting for summer barbecues, gardening or relaxing outdoors. An attached garage and generous driveway add everyday practicality.

Enjoy the convenience of nearby shopping, grocery stores, restaurants, schools and neighbourhood parks, with Bramalea City Centre and the shops and services along the Highway 410 corridor within reach. Local transit connects to destinations throughout Brampton, while Highway 410 provides access to major commuter routes across the GTA. With a welcoming interior, a private backyard and flexible space for extended family, 47 Nickel Crescent offers room to settle in and make a home for years to come.

PROPERTY DETAILS

ADDRESS: 47 Nickel Crescent, Brampton Ontario L6S4W2
TYPE: Single Family Detached
LEGAL DESCRIPTION: PCL 184-1, SEC 43M508 ; LT 184, PL 43M508 , T/W PT OF THE RDAL BTN CON 3 & 4, PARTS 8, 9 & 10, 43R3239 AS IN LT227161VS;
T/W PT LT 183, PL 43M508, PT 2, 43R12425 AS IN LT564191; S/T PT 1, 43R12155 IN FAVOUR OF LT 185, PL 43M508 AS IN LT564191 ; BRAMPTON

SQ. FT:	1,568 above grade, 849 below grade (MPAC)
BEDROOMS:	4; 3 on top floor, 1 on lower level
BATHS:	3; 2 piece on main floor, 4 piece on top floor, 4 piece on basement level.
LAUNDRY:	In basement
BASEMENT:	Full, fully finished, in law suite
AGE:	41 years (1985)
ELECTRICAL:	Breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Hardwood, Vinyl, ceramic, cement
CEILINGS:	Drywall, plaster
WINDOWS:	Vinyl
EXTERIOR:	Brick, vinyl siding
INTERIOR:	Drywall
PARKING:	Double wide private driveway
GARAGE:	1.5 wide attached garage
LOT SIZE:	36 ft x 122.09 ft (MPAC)
ZONING:	R3A(2)

PROPERTY DETAILS *continued*

TAXES:	$5,415 (2025)
ROLL #:	211009001475500
PIN #:	141500699
HIGH SPEED INTERNET:	Available
HEATING:	Forced air natural gas
COOLING:	Central air conditioning
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature, fenced in private rear yard, landscaped.
INCLUSIONS:	Fridge(s), stove(s), washer, dryer. (as is).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

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- Full Zoning Provisions
- Total Property Video
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One team.
Every detail.



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