



SUTTON GROUP ADMIRAL REALTY INC. Brokerage

## 280 Bernard Avenue Richmond Hill Devonsleigh Ontario

\$1,540,000

Welcome to 280 Bernard Avenue, a rare opportunity to own a spacious and versatile detached home in one of Richmond Hill's most desirable neighbourhoods, offering outstanding rental income potential from day one. This beautifully maintained 5+3 bedroom, 5-bath residence features a fully finished basement with two separate, self-contained units - one with a 1-bedroom, kitchen, 3-piece bath, and private laundry, and the other with 2 bedrooms, a full kitchen, 4-piece bath, and private laundry - ideal for investors, multi-generational living, or homeowners looking to offset their mortgage. Each suite has its own entrance, creating privacy and flexibility for rental or extended family use. The main floor impresses with 5 spacious bedrooms, rich hardwood floors, fresh neutral paint, pot lights, and a grand front foyer with a sweeping spiral staircase. Enjoy the bright and functional layout, including elegant living and dining areas, a cozy family room with a fireplace and brick accent wall, and an updated kitchen featuring quartz countertops, stainless steel appliances, modern backsplash, and a walk-out to a lush, fully fenced backyard surrounded by mature trees. A second laundry room is conveniently located on the main level for the upper floors use. Situated on a quiet, tree-lined street close to schools, parks, transit, and shopping, this home combines space, comfort, and income-generating versatility in a prime location. Don't miss this incredible opportunity to live in, invest, or both in a move-in-ready Richmond Hill gem. \*\*Listing contains virtually staged photos.\*\* (id:6769)

Primary Bedroom 6.19 m X 4.06 m

Bedroom 2 3.26 m X 5.18 m

Bedroom 3 4.13 m X 3.05 m

Bedroom 4 4.07 m X 3.05 m

Bedroom 5 4.07 m X 3.05 m

Kitchen 2.89 m X 2.61 m

Kitchen 3.36 m X 3.07 m

Recreational, Games room 3.2 m X 4.85 m

Living room 5.54 m X 3.03 m

Dining room 4.11 m X 2.99 m

Kitchen 3.23 m X 2.99 m

Family room 5.75 m X 3.03 m

Listing Presented By:



Originally Listed by:  
SUTTON GROUP-ADMIRAL  
REALTY INC.

<http://www.teamelfassy.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)