

\$1,099,900 - 3460 Garner Road, Niagara Falls

MLS® #40752780

\$1,099,900

4 Bedroom, 2.00 Bathroom, 1,584 sqft

Single Family on 2.00 Acres

209 - Beaverdams, Niagara Falls, Ontario

Discover a rare opportunity to own a beautifully renovated bungalow on an extraordinary lot offering the best of both worlds – peaceful country-like living and easy access to city amenities. Set on a massive 105.93 x 863 ft lot, this 1,584 sq ft home is perfect for families seeking space to grow, play, and unwind, while also offering exciting potential for investors and developers with severance or future development in mind. The rear half of the lot is zoned agricultural, opening doors for hobby farming, outbuildings, or the option to sell separately. Step inside and feel right at home in the bright, modern interior. Fully renovated in 2019, this home features a stylish open-concept kitchen with stainless steel appliances, updated countertops, and views of the expansive backyard. With four spacious bedrooms and two full bathrooms – including a spa-like 5-piece bath with double vanity and soaker tub – there's room for everyone to enjoy. Outside, the possibilities are endless. The oversized 21x28 insulated double garage offers room for vehicles, tools, or toys and includes a separate electrical panel and auto garage door openers. A bonus 16x14 workshop with a side entrance and roll-up door is perfect for hobbies, home business storage, or creative space. The over 1,500 sq ft basement with 7.5 ft ceilings is unfinished and ready for your vision – rec room, home gym, extra bedrooms, or multi-generational living. Whether you're a growing family looking for



land and lifestyle, or a visionary eyeing future potential, this property is a rare gem. All within minutes of schools, shopping, and highway access. A true must-see! (id:6289)

Essential Information

Listing #	40752780
Price	\$1,099,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,584
Acres	2.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3460 Garner Road
Subdivision	209 - Beaverdams
City	Niagara Falls
Province	Ontario
Postal Code	L2E6S4

Amenities

Amenities	Park, Schools, Shopping
Features	Paved driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	10
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Microwave Built-in, Window Coverings, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Aluminum siding
Foundation	Block

Listing Details

Listing Office RE/MAX Escarpment Golfi Realty Inc.



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