

\$449,900 - 35 Canal Bank Road, Port Colborne

MLS® #40757404

\$449,900

2 Bedroom, 2.00 Bathroom, 1,172 sqft

Single Family on 0.00 Acres

877 - Main Street, Port Colborne, Ontario

Located in the heart of Port Colborne, this is a well maintained home overlooking the canal on a quiet, dead-end street with beautiful canal views from almost every window on a large lot! While maintaining a timeless aesthetic and old world charm, this home has newer flooring, driveway, kitchen with granite countertops, and doors. Outside the backyard is fully fenced, with 2 sheds and plenty of room for future development and all interior walls have been re-insulated. The 3 season sun room enjoys plenty of natural light. This home is ideal for home based office use! This property is close to Splashtown water park and two public beach properties Move-in ready with easy highway access to Niagara, Hamilton and Toronto regions. Other room - there is an ante room outside the primary bedroom. Upgrades to the property : in 2023 new kitchen with granite counters -in 2022 -new 4ft fencing, insulated walls, paved driveway, doors, flooring, added half bath, sunroom/back porch added 2020, roof & insulation 2015, windows 2015, AC 2015 and furnace in 2014 (id:6289)

Built in 1910

Essential Information

Listings #	40757404
Price	\$449,900
Bedrooms	2
Bathrooms	2.00



Half Baths	1
Square Footage	1,172
Acres	0.00
Year Built	1910
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	35 Canal Bank Road
Subdivision	877 - Main Street
City	Port Colborne
Province	Ontario
Postal Code	L3K2M6

Amenities

Amenities	Beach, Schools
Features	Paved driveway
Parking Spaces	3

Interior

Heating	Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Aluminum siding, Vinyl siding
Foundation	Block

Listing Details

Listing Office	Century 21 Heritage Group Ltd.
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