

\$669,900 - 303 Park Avenue W, Dunnville

MLS® #40758678

\$669,900

4 Bedroom, 2.00 Bathroom, 1,175 sqft

Single Family on 0.00 Acres

061 - Dunnville Municipal, Dunnville, Ontario

Welcome to your dream home in the heart of Dunnville, where comfort, character, and convenience come together in this beautifully maintained 3+ 1 bedroom brick bungalow. Perfectly situated on a quiet, family-friendly street, this home offers everything you need for modern living in a peaceful small-town setting. From the moment you arrive, the home's classic brick exterior and neatly landscaped front yard make a warm and inviting impression. Step inside to find a bright and spacious living room with large windows that flood the space with natural light. The eat-in kitchen is both functional and stylish, featuring plenty of cabinetry, updated countertops, and a patio door to a large raised rear deck – perfect for family meals or entertaining guests. Just down the hall, you'll find three generously sized bedrooms, each with large windows, along with a recently updated 4-piece bathroom that's fresh and modern. But the real surprise awaits downstairs. The fully finished basement offers a huge amount of extra living space, ideal for a family room, games room, home gym, or even a potential in-law suite. There's also a separate laundry area, an additional bathroom, and lots of storage options. Step out to the private backyard, where you'll find a lovely deck and patio area, ideal for summer barbecues or simply relaxing with a good book. The attached garage and double paved driveway offers plenty of parking space for you and your



guests. This home has been lovingly cared for and updated over the years, with major improvements including newer windows, furnace, and roof, giving you peace of mind for years to come. Located just minutes from local schools, parks, local hospital, the Grand River, and all of Dunnville’s shops and amenities, this home combines small-town charm with everyday convenience. Whether you’re a first-time buyer, downsizing, or looking for a solid investment, this home is a fantastic opportunity. Don't miss your chance to own this move-in ready bungalow. (id:6289)

Built in 1956

Essential Information

Listing #	40758678
Price	\$669,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,175
Acres	0.00
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	303 Park Avenue W
Subdivision	061 - Dunnville Municipal
City	Dunnville
Province	Ontario
Postal Code	N1A1M7

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Park, Schools
Features	Southern exposure, Paved driveway
Parking Spaces	5
Parking	Attached Garage

of Garages 1

Interior

Appliances Water meter
Heating Natural gas Forced air
Cooling Central air conditioning
of Stories 1
Has Basement Yes

Exterior

Exterior Brick, Vinyl siding
Foundation Poured Concrete

Listing Details

Listing Office Royal LePage NRC Realty Inc.



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