

\$649,000 - 4297 East Avenue Unit# 1, Beamsville

MLS® #40762096

\$649,000

3 Bedroom, 2.00 Bathroom, 1,908 sqft

Single Family on 0.00 Acres

982 - Beamsville, Beamsville, Ontario

Located in the heart of Niagara's renowned wine country, surrounded by lush vineyards and offering quick access to both Lake Ontario and the QEW, this beautifully updated century home offers 1,458 square feet of thoughtfully designed living space, featuring 3 spacious bedrooms new 2-piece bathroom on the main level an upgraded 4-piece bathroom upstairs. The convenient main floor laundry room adds a practical touch for modern living. As you step inside, you're welcomed by an open-concept layout that seamlessly blends the main living areas. Expansive windows flood the space with natural light, while custom built-in shelving, elegant cellular shades, hardwood floors and a sleek linear electric fireplace framed by a modern stone wall create a charming atmosphere. The large, modern kitchen showcases white cabinetry, granite countertops, and ample storage, making it perfect for both everyday living and entertaining. Set on a generous 41x107 lot, the outdoor space is equally impressive. New custom fencing, complete with three gates, ensures both privacy and security, while providing a wonderful backdrop for gardening, hosting guests, or simply unwinding outdoors. Location is key—this home is just a short 30-minute drive from downtown Burlington, making it ideal for those seeking a peaceful retreat without sacrificing proximity to major city amenities. Proximity to local neighbourhood amenities is under an 8 minute walk to schools, parks, scenic trails, No Frills,



LCBO, restaurants, and shopping. Custom fencing with 3 custom gates. Sewer replaced, cleaned out and new floor drain. HWT Owned. (id:6289)

Essential Information

Listing #	40762096
Price	\$649,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,908
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	4297 East Avenue Unit# 1
Subdivision	982 - Beamsville
City	Beamsville
Province	Ontario
Postal Code	L0R1B6

Amenities

Amenities	Park, Playground, Public Transit, Schools, Shopping
Parking Spaces	2

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2

Exterior

Exterior	Aluminum siding
Exterior Features	Lawn sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Burloak Real Estate Services



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