

\$349,900 - 1 Berryman Avenue, St. Catharines

MLS® #40765502

\$349,900

2 Bedroom, 1.00 Bathroom, 735 sqft

Single Family on 0.00 Acres

450 - E. Chester, St. Catharines, Ontario

Nestled in the heart of St. Catharines with quick access to both the QEW and Highway 406, this delightful bungalow delivers value, comfort, and convenience in one affordable package. Offering a smart layout, full basement, and numerous updates, 1 Berryman Avenue is an ideal choice for first-time buyers or investors alike. The main level features two bedrooms, a bright and spacious living/dining area, a functional kitchen, and a well-situated 4-piece bath. From the welcoming covered front porch, enjoy your morning coffee while taking in the neighbourhood charm. Inside, the flowing design makes it easy to picture hosting family gatherings, entertaining friends, or simply enjoying everyday living in a warm and practical space. Step out from the kitchen to the backyard—perfect for summer afternoons spent gardening, relaxing with a book, or entertaining outdoors. The partially finished basement expands the home's possibilities, offering a versatile rec room that could double as a gym, office, or playroom. You'll also find a bonus room currently set up as a third bedroom, plus laundry, storage, and utility space. This home has seen a number of big-ticket updates: siding, fascia, and eaves (2022), shingles (2020), central air (2017), and windows and exterior doors (2016). A carport with parking for two vehicles plus an oversized shed/workshop adds extra value and functionality. Whether you're searching for your first home, a downsize



option, or a smart addition to your portfolio,
this charming bungalow checks all the boxes.
Donâ€™t miss the chance to make it yours!
(id:6289)

Essential Information

Listing #	40765502
Price	\$349,900
Bedrooms	2
Bathrooms	1.00
Square Footage	735
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1 Berryman Avenue
Subdivision	450 - E. Chester
City	St. Catharines
Province	Ontario
Postal Code	L2R3W8

Amenities

Amenities	Schools
Parking Spaces	2
Parking	Carport
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior Aluminum siding, Metal, Vinyl siding

Listing Details

Listing Office RE/MAX Escarpment Golfi Realty Inc.



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