

\$649,900 - 325 Brookfield Boulevard, Dunnville

MLS® #40771483

\$649,900

3 Bedroom, 2.00 Bathroom, 1,922 sqft

Single Family on 0.15 Acres

061 - Dunnville Municipal, Dunnville, Ontario

Pride of ownership is evident throughout this lovingly maintained 2 or 3 bedroom brick home with 20'x25' attached garage. Located in the desirable, family friendly, Brelus Woods area of Dunnville. This quality built home features an open concept living/dining area with garden door access to a sprawling rear deck, formal dining room which can serve as a 3rd bedroom or office, kitchen overlooking a nicely landscaped, fenced backyard with 18'x36' inground pool and shed, plus a convenient 2-piece washroom nearby directly accessed through the garage. The fully finished basement offers a spacious recroom, laundry/utility area, and a storage/hobby room. On the upper level, there are 2 large bedrooms complimented by an updated 4-piece bathroom. Extras and updates include roof shingles (2016), hi-efficiency furnace, central air-conditioning, recent flooring, bathroom fixtures, paved double driveway, and most windows. Great location within walking distance to Kinsmen Park and Maplevue Elementary School. Close to downtown amenities, Hospital, Lake Erie beaches and the Grand River. This move-in ready home is ideal for first time buyers, growing families or empty nesters. Call today for your private tour of this affordable, move-in ready Home! (id:6289)

Built in 1967

Essential Information



Listing #	40771483
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,922
Acres	0.15
Year Built	1967
Type	Single Family
Sub-Type	Freehold

Community Information

Address	325 Brookfield Boulevard
Subdivision	061 - Dunnville Municipal
City	Dunnville
Province	Ontario
Postal Code	N1A1L7

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Park, Place of Worship, Playground, Schools
Utilities	Electricity, Natural Gas
Features	Southern exposure, Conservation/green belt, Paved driveway, Sump Pump, Automatic Garage Door Opener, Private Yard
Parking Spaces	4
Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Veneer, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage NRC Realty Inc.



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Listing information last updated on October 27th, 2025 at 3:16am PDT