

# \$694,900 - 160 Wallace Avenue S, Welland

MLS® #40771493

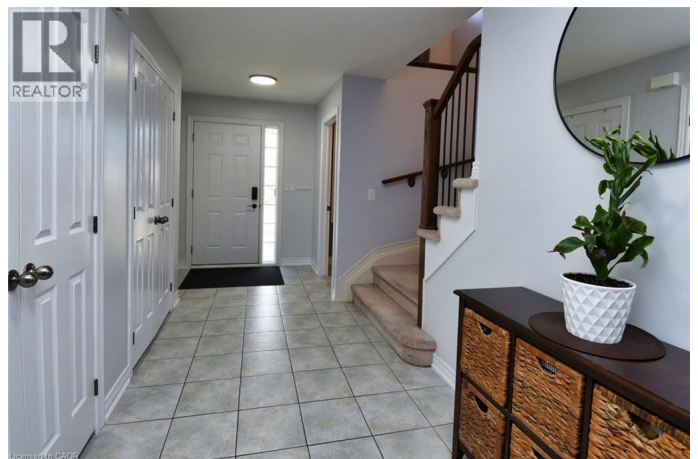
**\$694,900**

4 Bedroom, 4.00 Bathroom, 2,353 sqft

Single Family on 0.00 Acres

773 - Lincoln/Crowland, Welland, Ontario

Find your new home at 160 Wallace Avenue South. Marvellous, spacious and comfortable layout. Main floor includes attached garage entry with foyer flowing to the principal rooms. Open concept living is featured in laminate floor living space, tiled dining and kitchen areas. Near front is the convenient 2-piece bath. Off dining area, sliding door leads to rear yard deck and deep fenced yard. Plenty of space to raise a family, enjoy secure outdoors, or entertain friends and family. Carpeted second level consists of large primary bedroom, large closet space, and ample sized 4-piece ensuite. Two other bedrooms offer space that could include use as an office, and there is a second 4-piece bath. Recently updated basement is open concept: first area is open with space for a desk or working area, open space includes room for bedroom and living area, together with 2-piece bath. This lower level is an oasis for the family or extended family living area. Home is near great shopping areas, 406, to border crossings, public transit is 3-minute walk, and rail transit is 2km away, with parks, trails, and boating opportunities. Many nearby amenities include 11 ball diamonds, 3 sport fields, and 4 other facilities are within a 20-minute walk. Brock University, Niagara college's Welland campus, catholic (4) and public (4) elementary/high schools, and one private school serve this home. Laminate, tile, and broadloom flooring (id:6289)



Built in 2010

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 40771493      |
| Price          | \$694,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Half Baths     | 2             |
| Square Footage | 2,353         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 160 Wallace Avenue S   |
| Subdivision | 773 - Lincoln/Crowland |
| City        | Welland                |
| Province    | Ontario                |
| Postal Code | L3B1R5                 |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Hospital, Park, Public Transit, Schools, Shopping    |
| Features       | Crushed stone driveway, Automatic Garage Door Opener |
| Parking Spaces | 3                                                    |
| Parking        | Attached Garage                                      |
| # of Garages   | 1                                                    |

## Interior

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Stove, Washer, Microwave Built-in, Garage door opener |
| Heating      | Natural gas Forced air                                                   |
| Cooling      | Central air conditioning                                                 |
| # of Stories | 2                                                                        |
| Has Basement | Yes                                                                      |

## Exterior

|          |                            |
|----------|----------------------------|
| Exterior | Brick Veneer, Vinyl siding |
|----------|----------------------------|

## Listing Details

Listing Office RE/MAX Escarpment Realty Inc.



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Listing information last updated on October 28th, 2025 at 12:01am PDT