

\$654,900 - 5032 Heather Avenue, Niagara Falls

MLS® #40773651

\$654,900

5 Bedroom, 4.00 Bathroom, 1,963 sqft
Single Family on 0.00 Acres

212 - Morrison, Niagara Falls, Ontario

Room for everyone! This home is set on a quiet, tree-lined street where neighbouring homes' pride of ownership is evident. It's close to shopping and highways, but the street itself gets very little car traffic. It's just a short walk to Carolyn Park and the Millennium Recreational Trail, and the backyard is completely fenced in, so it's the perfect home for families with young kids and/or dogs. The home offers a unique and flexible layout - 1963 square feet on two levels, with 5 bedrooms and 4 bathrooms. The main-floor bright, open concept floor-plan features a large living room with gas fireplace, dining area, and updated kitchen with island, plus a bonus bedroom, 3-pc bath, and laundry room. This main-floor bedroom is ideal accommodation for a parent who might have mobility issues, or used as a guest-room, but this bonus room also has fantastic potential as a den, playroom, private space to home-school your kids. or used as a dedicated home office/home-based business. Upstairs, you'll find 4 more bedrooms and 2 full baths, including a generous primary suite with 5-pc ensuite and walk-in closet. The full-height basement has a big rec room, potential bedroom/play room, 3-pc bath, and storage. A side door on the main level (from the garage) gives easy access to the basement, making it ideal for a future separate-entrance in-law suite with just some minor renovations. Outside: a double-car garage with bonus 2nd garage door to the backyard, and man-door to



the house, with second man-door to side walkway. The large backyard is private, with a deck and above-ground pool (pool was not used in last 2 years, being sold as-is). This is a solid home with great bones; bring your cleaning supplies, paint brush and vision. Purchase-Plus Improvements financing may help roll cosmetic updates into your mortgage (confirm with your mortgage broker or lender). (id:6289)

Built in 1969

Essential Information

Listing #	40773651
Price	\$654,900
Bedrooms	5
Bathrooms	4.00
Square Footage	1,963
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	5032 Heather Avenue
Subdivision	212 - Morrison
City	Niagara Falls
Province	Ontario
Postal Code	L2E5J2

Amenities

Amenities	Playground, Shopping
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum
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Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
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Listing Details

Listing Office	Royal LePage NRC Realty Inc.
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