

\$799,000 - 2949 Garrison Road, Ridgeway

MLS® #40773852

\$799,000

3 Bedroom, 1.00 Bathroom, 1,300 sqft

Single Family on 2.00 Acres

335 - Ridgeway, Ridgeway, Ontario

Incredible opportunity with nearly 3 acres of land and over 500 feet of frontage on a major road, ideally located between downtown Ridgeway and Fort Erie. This rare parcel offers outstanding development potential with possibilities for a subdivision, townhouses, or even a new road allowance behind the property. Buyers are responsible for their own due diligence regarding zoning, permitted uses, and approvals with the Town of Fort Erie and NPCA. Enhancing the value is a fully renovated 3-bedroom, 1-bath bungalow, featuring an open-concept kitchen with quartz countertops, centre island, and stainless steel appliances, plus a sunroom and an attached heated garage. The tree-lined lot offers a tranquil country feel with unbeatable convenience, just minutes from sandy beaches, restaurants, breweries, and community amenities. Located on a school bus route, this property is ideal for those seeking a serene rural home, long-term investment, or both. With existing income potential and significant future upside, this is a must-see opportunity. (id:6289)



Essential Information

Listings #	40773852
Price	\$799,000
Bedrooms	3
Bathrooms	1.00

Square Footage	1,300
Acres	2.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2949 Garrison Road
Subdivision	335 - Ridgeway
City	Ridgeway
Province	Ontario
Postal Code	L0S1N0

Amenities

Amenities	Schools, Shopping
Features	Conservation/green belt, Crushed stone driveway, Country residential
Parking Spaces	9
Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Gas stove(s)
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Wood
Construction	Wood frame

Listing Details

Listing Office	RE/MAX Escarpment Golfi Realty Inc.
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