

\$649,900 - 43 Sauer Avenue, Welland

MLS® #40774000

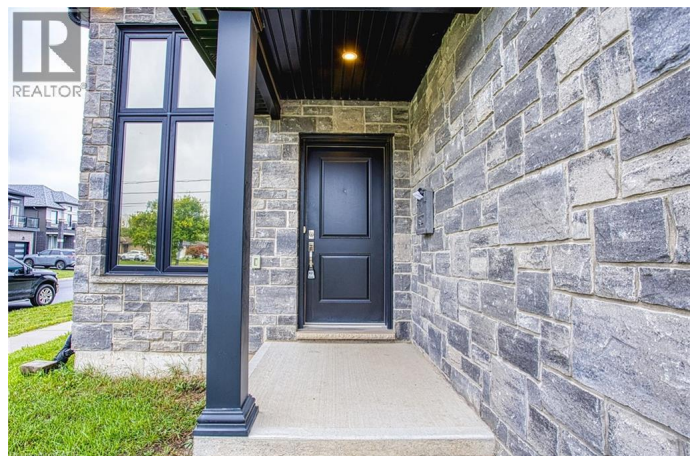
\$649,900

3 Bedroom, 2.00 Bathroom, 2,011 sqft

Single Family on 0.00 Acres

773 - Lincoln/Crowland, Welland, Ontario

This wonderfully updated raised bungalow is located in a thoughtfully designed, newly developed neighbourhood that offers both modern appeal and a strong sense of community, offering three bedrooms and two bathrooms that seamlessly blend modern design with timeless comfort. Surrounded by other elegant homes, the property stands out with its striking solid grey stone exterior, creating exceptional curb appeal and a lasting first impression. Inside, every detail reflects high-end craftsmanship, from the sleek flooring and tasteful lighting and premium fixtures that elevate each room. The main level features a bright, airy living room, a stylish chefs kitchen with contemporary cabinetry and a walkout to a private covered porch perfect for morning coffee or evening gatherings, two spacious bedrooms, and a well-appointed three-piece bathroom designed with both beauty and practicality in mind. The lower level continues the sense of luxury with a generous third bedroom complete with a walk-in closet, a spa-inspired bathroom boasting a six-foot shower with dual showerheads and elegant double sinks, a convenient utility and laundry area, and clever under-stair storage. A separate walkout leads to the backyard, offering privacy and endless possibilities for outdoor enjoyment. With the added potential to convert the lower level into a private suite or duplex for extended family or rental income, this home combines elegance, functionality, and exceptional value. Set in a quiet, modern



neighbourhood, it presents a rare opportunity to enjoy the benefits of new community living while indulging in a truly move-in-ready, beautifully upgraded residence. (id:6289)

Essential Information

Listing #	40774000
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Square Footage	2,011
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	43 Sauer Avenue
Subdivision	773 - Lincoln/Crowland
City	Welland
Province	Ontario
Postal Code	L3B0C7

Amenities

Parking Spaces	5
Parking	Attached Garage
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office

eXp Realty



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