

\$998,000 - 267 Victoria Street, Niagara-On-The-Lake

MLS® #40776206

\$998,000

2 Bedroom, 3.00 Bathroom, 1,341 sqft

Single Family on 0.00 Acres

101 - Town, Niagara-On-The-Lake, Ontario

Location, location, location!! Just 1.5 blocks from Downtown!! The Bookseller's Cottage is an historical NOTL icon, circa 1939. The location and value can't be beat. Just a two-minute walk to downtown Queen Street takes you to cafes, restaurants, gelato bars and bakery shops, theatre, unique shops and everything NOTL has to offer. Despite the proximity to Downtown, this home is exceptionally quiet inside and no traffic can be heard inside. The main house, previously renovated, has also been substantially updated over the past 2 years with over \$150k in improvements and repairs. [Please see photo #3 with the long list of features and upgrades]. Entering the home, you are greeted by a large open living room with a high-end, built-in elegant brick fireplace. This is one of two built-in, brick fireplaces in the house, each operated with remote controls. The living room also features two walls of near-floor-to-ceiling bookshelves. The primary bedroom is located discreetly off the living room through a sheer-curtained English-paned door, with a Jack-n-Jill ensuite. The bedroom is large and can be renovated back to 2 bedrooms if so desired. The kitchen has very substantial storage, newer appliances, a dining area open to a comfortable seating area also with its own brick, built-in fireplace, and welcomes you to the new four-season sunroom. The large double-door assembly and new windows provide an abundance of natural light with walk-out to rear garden. The sunroom also has



a new 2-piece powder room behind a frosted pocket door. The back garden has a number of seating areas, flower gardens and locking, wood storage bins. The Garden Suite (second building) is the "œpi"ce de r"©sistance"• " a separate new four-season dwelling complete with full shower, on- demand hot water, combined ductless heat-A/C unit, and living/sleeping area. A rare find and perfect for family, friends and guests. The home is priced to sell!!! Book your appointment today to see this one-of-a-kind gem. (id:6289)

Built in 1939

Essential Information

Listing #	40776206
Price	\$998,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,341
Acres	0.00
Year Built	1939
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	267 Victoria Street
Subdivision	101 - Town
City	Niagara-On-The-Lake
Province	Ontario
Postal Code	L0S1J0

Amenities

Amenities	Shopping
Parking Spaces	2

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Stucco
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Listing Details

Listing Office	Right at Home Realty
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Listing information last updated on October 26th, 2025 at 4:16pm PDT