

# \$360,000 - 465 E Main Street, Welland (lincoln/crowland)

MLS® #X11928094

**\$360,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

773 - Lincoln/Crowland, Welland  
(lincoln/crowland), Ontario

Very affordable two-story detached home in the heart of Welland! Perfect for first time home buyers and investors, house is ready to move in. This house is perfectly situated on a great location close to the highway, schools, shopping, and more. Lovely main floor layout, featuring a spacious kitchen, living room, and a dining room. On the second floor, you'll find two comfortable bedrooms, along with a small den that can be transformed into a home office or study area. This property boasts a range of updates, including a new furnace, heat pump, wiring, roof, and siding. Currently tenanted. tenants are leaving end of August. With plenty of parking available. To top off the potential in this property it also has CC2 commercial zoning, allowing for a variety of uses such as offices and retail **\*\*EXTRAS\*\*** . This presents an exciting opportunity for entrepreneurs or those looking to combine their living and business needs (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X11928094     |
| Price     | \$360,000     |
| Bedrooms  | 3             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 465 E Main Street          |
| Subdivision | 773 - Lincoln/Crowland     |
| City        | Welland (lincoln/crowland) |
| Province    | Ontario                    |
| Postal Code | L3B3X7                     |

## Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Public Transit, Schools |
| Parking Spaces | 4                       |

## Interior

|              |                                    |
|--------------|------------------------------------|
| Appliances   | Dryer, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air             |
| Cooling      | Central air conditioning           |
| # of Stories | 2                                  |

## Exterior

|                 |                      |
|-----------------|----------------------|
| Exterior        | Stucco, Vinyl siding |
| Lot Description | 25.5 x 132 FT        |
| Foundation      | Concrete             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | HOMELIFE/MIRACLE REALTY LTD |
|----------------|-----------------------------|



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