

\$749,900 - 318 River Road, Welland (welland Downtown)

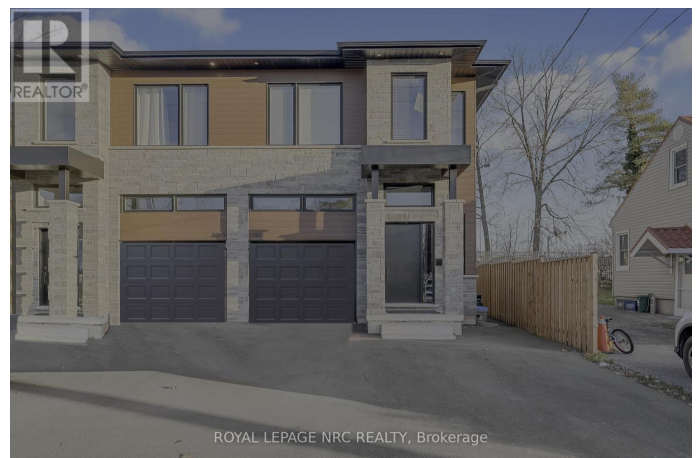
MLS® #X12039916

\$749,900

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

768 - Welland Downtown, Welland (welland Downtown), Ontario

Welcome to modern living. A modern 4 bedroom plus accessory suite in the heart of Welland. Two complete units occupy this custom built two storey semi-detached home features 4 bedrooms, 2.5 bathrooms with large open concept kitchen/living/dining area that accesses the rear deck and fenced backyard. Attention to detail and craftsmanship are apparent with engineered hardwood flooring and tile throughout, custom kitchen with island, stainless steel appliances and quartz counters. Four spacious bedrooms occupy the second floor. The large primary suite features an en-suite and walk-in closet, with large windows overlooking the Welland River and Merritt Island Park. Further features include single car garage, main floor laundry, HRV system, tankless on demand hot water heater. Completing the package is a fully self contained, 1 bedroom, 1 bathroom lower accessory unit, accessed via a separate side entrance, with separate laundry, hydro and gas meters, is perfect for multi-gen living or to generate income and offset costs. Conveniently located in a quiet neighbourhood, with outdoor greenspace and trails ideal for walking along the river. Walking distance to the Downtown core complete with retail, grocery, food service, public transit and community facilities. Positioned close to Woodlawn Rd., featuring a newer big box retail hub, and Youngs Sportsplex providing east access to the Seaway Mall and Highway 406



for connection throughout the region. This property offers a ready opportunity to live in high quality new construction while generating income from the lower unit. (id:6289)

Essential Information

Listing #	X12039916
Price	\$749,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	318 River Road
Subdivision	768 - Welland Downtown
City	Welland (welland Downtown)
Province	Ontario
Postal Code	L3B2S4

Amenities

Amenities	Park, Public Transit, Separate Electricity Meters, Separate Heating Controls
Features	In-Law Suite
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
View	River view

Interior

Appliances	Water Heater - Tankless, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Aluminum siding, Stone
Lot Description	23.7 x 110 FT
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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