

\$399,900 - 31 Broadway Avenue, Welland (broadway)

MLS® #X12195840

\$399,900

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

772 - Broadway, Welland (broadway), Ontario

Charming 2-Bedroom Bungalow in Welland. Ideal for First-Time Buyers or Downsizers! Welcome to this well-maintained 2-bedroom, 1-bath home that offers comfort, functionality, and plenty of potential! Whether you're looking to downsize or step into homeownership, this solid bungalow is move-in ready and full of thoughtful updates. Major upgrades include a new roof and plywood (2019), furnace (2016), central air (2017), and a water softener with reverse osmosis system for added convenience. Enjoy peace of mind with vinyl windows throughout and newer exterior doors enhancing both energy efficiency and curb appeal. The loft space, currently accessed by an attic ladder, offers exciting potential to convert into an office, studio, or additional living area with the addition of a staircase. Downstairs, the clean full basement presents a blank canvas for creating more living space, a rec room, or extra storage. Outside, the home features a double-wide paved driveway, a fenced-in area for added privacy, and a 10' x 10' shed equipped with hydro and a tool bench, ideal for DIYers or extra storage needs. Located in a quiet, established neighbourhood, this home blends comfort and opportunity. Book your showing today and imagine the possibilities! (id:6289)



Essential Information

Listing #	X12195840
Price	\$399,900
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	31 Broadway Avenue
Subdivision	772 - Broadway
City	Welland (broadway)
Province	Ontario
Postal Code	L3C5L4

Amenities

Features	Carpet Free
Parking Spaces	2
Parking	No Garage

Interior

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

Exterior

Exterior	Stucco
Lot Description	25 x 104.8 FT
Foundation	Block

Listing Details

Listing Office	RE/MAX NIAGARA REALTY LTD, BROKERAGE
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