

\$549,900 - 98 Merritt Parkway, Port Colborne (main Street)

MLS® #X12294991

\$549,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

877 - Main Street, Port Colborne (main Street),
Ontario

This spacious bungalow offers 1,575 sqft of main floor living and sits on an incredible 75 x 173 ft tree-lined, high and dry, pool-sized lot in one of the areas most desirable neighbourhoods just steps from parks, schools, and shopping. Inside, you'll find a flexible layout featuring a formal living room with original hardwood under the carpet, den, and a cozy family room, perfect for entertaining, working from home, or simply relaxing. The family room boasts vaulted ceilings with exposed beams, a gas fireplace, and double patio doors that walk out to a lower deck, an ideal spot for your morning coffee or evening wine. With its size and charm, this space could easily be converted into a stunning primary bedroom. There are two oversized bedrooms, a full 4-piece bathroom, and a convenient 1-piece bath that's already partially roughed-in for a potential 3-piece. The full-height, unfinished basement is clean, dry, and ready for future finishing or ample storage. Multiple walkouts provide easy access to rear decks and the expansive backyard, perfect for outdoor living. The extra-long, double-wide concrete driveway leads to a detached 2-car garage with drive-thru access, fully insulated, heated with a gas furnace, and equipped with hydro, making it an ideal workshop, hobby space, or storage area. At the rear of the property, you'll also find a custom garden shed



set on a poured concrete pad. Don't miss this rare opportunity to own an oversized lot in a fantastic location! (id:6289)

Essential Information

Listing #	X12294991
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	98 Merritt Parkway
Subdivision	877 - Main Street
City	Port Colborne (main Street)
Province	Ontario
Postal Code	L3K3Y1

Amenities

Amenities	Golf Nearby, Marina, Park, Schools, Fireplace(s)
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2

Interior

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

Exterior

Lot Description	75 x 173 FT
Foundation	Poured Concrete

Listing Details

Listing Office

RE/MAX NIAGARA REALTY LTD, BROKERAGE



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Listing information last updated on October 15th, 2025 at 11:02pm PDT