

\$678,000 - 4348 Shuttleworth Drive, Niagara Falls (Lyons Creek)

MLS® #X12296684

\$678,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

224 - Lyons Creek, Niagara Falls (Lyons Creek), Ontario

Welcome to 4348 Shuttleworth Drive, where comfort, style, and thoughtful upgrades come together to create the perfect place to call home. This beautifully maintained corner unit is filled with premium features and modern touches that set it apart. From the moment you arrive, you'll notice the upgraded exterior pot lights enhancing the home's curb appeal. The garage features a decorative epoxy floor, adding a polished finish. Inside, the main floor offers a welcoming layout with dimmable pot lights throughout. The kitchen is equipped with professional Frigidaire appliances, under-cabinet lighting, and a Kinetico water purification system. A stylish powder room with a premium TOTO toilet completes the main level. Upstairs, the spacious primary bedroom offers cathedral ceilings, a walk-in closet, and a dimmable ceiling fan light, along with a private 3-piece ensuite. Two additional bedrooms offer generous closet space and share a 3-piece bathroom. A versatile office nook off the landing provides the perfect space for a home office, lounge, or play area. The finished basement adds excellent value with dimmable pot lights, a window for natural light, upgraded barn doors, and a separate enclosed room ideal for storage or a walk-in closet. The main living area can be used as a fourth bedroom. The laundry room includes an LG washer and dryer. Additional highlights:



roughed-in central vacuum, Life Breath air exchange system, sump pump, and a smart home alarm with front door camera by Dell Smart Home Solutions. Outside, enjoy a landscaped backyard with a freshly painted cedar deck and charming gazebo. Future plans for the area include the Niagara South Hospital (anticipated Summer 2028) and a proposed \$10M upgrade to Willoughby Memorial Arena, featuring a new NHL-sized ice pad enhancing the appeal of this already sought-after neighbourhood.

<https://share.google/qvkHMkQtuUvFvs9Xk>
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Essential Information

Listing #	X12296684
Price	\$678,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4348 Shuttleworth Drive
Subdivision	224 - Lyons Creek
City	Niagara Falls (Lyons Creek)
Province	Ontario
Postal Code	L2G0X5

Amenities

Amenities	Fireplace(s)
Features	Sump Pump
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Alarm System, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	26.2 x 108.3 FT
Foundation	Poured Concrete

Listing Details

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