

# **\$739,900 - 10266 Willodell Road, Niagara Falls (Lyons Creek)**

---

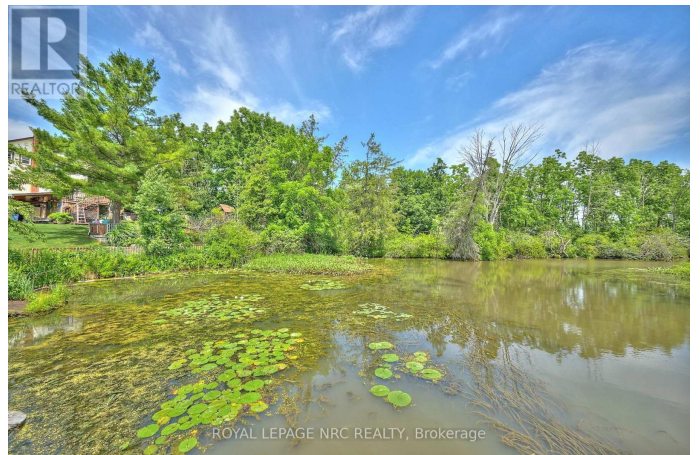
MLS® #X12302147

**\$739,900**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

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

OVER 3 ACRES OF PICTURESQUE WATERFRONT PROPERTY AND PRIVATE DOCK!! WELCOME TO THIS 1119 SQFT 1.5 STOREY HOME WITH CARPORT SITUATED ON A BEAUTIFUL TREED, ROLLING AND WATERFRONT PARCEL ON A GRADED LOT WITH HUGE GARDENS AND PARTIALLY FENCED! THIS PROPERTY OFFERS A LIVING ROOM, SEPARATE DINING ROOM GRANITE KITCHEN ON THE MAIN FLOOR WITH 2 BEDROOMS AND MAIN BATH ON THE UPPER LEVEL. THE BASEMENT IS A GROUND LEVEL WALK-OUT THAT IS UNFINISHED BUT HAS A BUILT-IN SAUNA. THE PROPERTY BOASTS A PRIVATE DOCK, HUGE GARDEN, SWEET 5 FT CIRCULAR INGROUND POOL + HOT TUB AND TIERED BACKYARD. ACROSS THE STREET FROM A GOLF COURSE, CLOSE TO THE QEW AND A SHORT WALK TO THE NEW HOSPITAL, THIS PROPERTY IS A WONDERFUL DEVELOPMENT OPPORTUNITY!! THE 2 BEDROOM 1 BATHROOM HOME IS A RETREAT IN A RURAL SETTING YET CLOSE TO CITY AMENITIES!! RECENTLY PAINTED THROUGHOUT. COME AND VIEW THIS INCREDIBLE OPPORTUNITY TO CREATE YOUR OWN PRIVATE OASIS! (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12302147     |
| Price     | \$739,900     |
| Bedrooms  | 2             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 10266 Willodell Road        |
| Subdivision | 224 - Lyons Creek           |
| City        | Niagara Falls (lyons Creek) |
| Province    | Ontario                     |
| Postal Code | L0S1K0                      |

## Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Golf Nearby, Hospital                                     |
| Utilities      | Wireless, Electricity Connected                           |
| Features       | Wooded area, Sloping, Waterway, Conservation/green belt   |
| Parking Spaces | 8                                                         |
| Parking        | No Garage                                                 |
| View           | View of water, Direct Water View, Unobstructed Water View |
| Is Waterfront  | Yes                                                       |
| Waterfront     | Waterfront                                                |
| Has Pool       | Yes                                                       |
| Pool           | Inground pool                                             |

## Interior

|              |                               |
|--------------|-------------------------------|
| Appliances   | Hot Tub, Dryer, Stove, Washer |
| Heating      | Oil Forced air                |
| Cooling      | Central air conditioning      |
| # of Stories | 2                             |
| Basement     | Separate entrance             |

## Exterior

|                 |                                     |
|-----------------|-------------------------------------|
| Exterior        | Aluminum siding, Steel              |
| Lot Description | 500 x 310.5 FT ; IRR 2 - 4.99 acres |
| Foundation      | Block                               |

## Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 11:16pm PDT