

# \$599,900 - 6476 Maranda Street, Niagara Falls (dorchester)

MLS® #X12302365

**\$599,900**

4 Bedroom, 2.00 Bathroom,  
Multi-family on 0.00 Acres

216 - Dorchester, Niagara Falls (dorchester),  
Ontario

**INVESTMENT OPPORTUNITY!** This versatile 1.5-storey duplex offers the flexibility to function as a spacious single-family home or an income-generating property live in one unit and rent out the other! The upper unit features three bedrooms, while the lower unit includes a one-bedroom layout. Each unit has its own living room, kitchen, and bathroom, providing privacy and convenience. Recent updates include a new furnace, roof, updated windows, fresh paint, new flooring throughout, and modernized kitchens and bathrooms, all enhancing the overall appeal and functionality of the home. Both units are currently leased, with the upper unit bringing in \$2,400/month inclusive and the lower unit leased for \$1,600/month inclusive. Conveniently located near the QEW and the U.S. border, this property offers excellent commuting options and is close to shopping, parks, and schools making it a smart opportunity for investors or multi-generational living. (id:6289)

## Essential Information

<b>Listing #</b>	<b>X12302365</b>
<b>Price</b>	<b>\$599,900</b>
<b>Bedrooms</b>	<b>4</b>
<b>Bathrooms</b>	<b>2.00</b>



Acres	0.00
Type	Multi-family

### Community Information

Address	6476 Maranda Street
Subdivision	216 - Dorchester
City	Niagara Falls (dorchester)
Province	Ontario
Postal Code	L2G1Z7

### Amenities

Amenities	Hospital, Park, Public Transit, Schools, Fireplace(s)
Features	In-Law Suite
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

### Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

### Exterior

Exterior	Brick, Vinyl siding
Lot Description	50.1 x 120.2 FT under 1/2 acre
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX NIAGARA REALTY LTD, BROKERAGE
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