

\$524,900 - 11 Melrose Avenue, St. Catharines (oakdale)

MLS® #X12310271

\$524,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

456 - Oakdale, St. Catharines (oakdale),
Ontario

"METICULOUS & WELL CARED 2+1 BEDROOM, 2 FULL BATH BUNGALOW ON QUIET DEAD END STREET BOASTED OVER 1700 SQ FT OF LIVING SPACE, INGROUND POOL, FULLY FINISHED LOWER LEVEL, STUNNING PATIO & IN-LAW POTENTIAL WITH SIDE ENTRANCE, CLOSE TO WELLAND CANAL & AMENITIES, PRICED TO MOVE" Welcome to 11 Melrose Avenue, St. Catharines. As you drive down this quiet street and approach this home you notice the "Pride In Ownership" with well manicured gardens and a large double drive good for 4 or 5 vehicles. Enter inside to the large foyer and you are met with spacious living room area with hardwood flooring and Eastern Sunrises, from the Living Room, continue and you have a good sized Eat-in Kitchen with plenty of counter & cabinet space , a formal dining rm with patio door to the back yard good for bbqs, 2 generous sized bedrooms with a nice 4 pc bath. After completing the upstairs, head to the lower level and you are met with a large Recroom & games room area (easily used at in-law potential, another 3 pc bath, another bedroom and separate laundry area. Finally, head outside to enjoy your back yard oasis during the summer months with inground pool and concrete patio area with very little maintenance. Close to the Welland Canal, Outlet Mall, other amenities and Bus Route.(NOTE SOME ROOMS VIRTUALLY



STAGED) (ROOF - 2023, FURNACE APPOX
15YRS OLD) (id:6289)

Essential Information

Listing #	X12310271
Price	\$524,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	11 Melrose Avenue
Subdivision	456 - Oakdale
City	St. Catharines (oakdale)
Province	Ontario
Postal Code	L2P2E3

Amenities

Amenities	Golf Nearby, Public Transit, Schools
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Flat site
Parking Spaces	4
Parking	No Garage
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water meter, All, Dryer, Stove, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Lot Description 48 x 110 FT|under 1/2 acre
Foundation Block

Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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