

\$739,900 - 3522 East Main Street, Fort Erie (stevensville)

MLS® #X12317733

\$739,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

328 - Stevensville, Fort Erie (stevensville),
Ontario

Welcome to 3522 East Main Street, a Creekside bungalow in Stevensville. This beautifully updated 2+1 bedroom, 1.5 bath bungalow is a rare waterfront find. Set on one of the largest water lots on the street, the property extends 230 feet and slopes gently to the edge of Black Creek, making it perfect for boating, kayaking, or fishing. The finished basement features a third bedroom, a 2-piece bath, a large laundry room with a sink, a gas stove hookup, and a separate entrance. With a few minor adjustments, it could easily be converted into an in-law suite, offering additional storage and living space. Recent upgrades in 2021 include a double-wide poured concrete driveway, a stylish front door, a new gas line for BBQs, and a modern gas fireplace that serves as a focal point in the entertainment area with its elegant tiled backdrop. Other enhancements include an owned tankless on-demand hot water heater, updated electrical systems, and a stairway leading down to the creek. Conveniently located just minutes from the QEW, this home offers easy access to the Peace Bridge (15 minutes) and Niagara Falls (20 minutes). A golf course is less than 5 minutes away, and a short drive takes you to Crystal Beach and historic downtown Ridgeway, known for its charming shops and restaurants. Stevensville retains an authentic small-town charm, with cozy dining spots to explore. (id:6289)



Essential Information

Listing #	X12317733
Price	\$739,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3522 East Main Street
Subdivision	328 - Stevensville
City	Fort Erie (stevensville)
Province	Ontario
Postal Code	L0S1S0

Amenities

Amenities	Golf Nearby
Features	Sloping, Sump Pump
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Vinyl siding
Lot Description	55 x 230.8 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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Listing information last updated on November 2nd, 2025 at 9:46pm PST