

# \$325,000 - 35 Forsythe Street, Fort Erie (central)

MLS® #X12326566

**\$325,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

332 - Central, Fort Erie (central), Ontario

Great opportunity for first-time buyers or those looking to invest in a home with potential. This charming 3-bedroom property is ideally located just a few blocks from the Niagara River, the Friendship Trail, and the scenic Niagara Parkway; making it perfect for outdoor enthusiasts and nature lovers alike. The home features a convenient layout with a main floor bedroom and two additional bedrooms upstairs, offering flexibility for families, guests, or a home office setup. The main floor laundry adds to the practicality of the space, while the partial basement houses a newer furnace and hot water tank, ensuring peace of mind when it comes to essential utilities. Set on a generous, fully fenced lot, the backyard offers excellent privacy and ample room for entertaining, gardening, or pets to roam freely. A large detached garage provides plenty of space for parking, hobbies, or additional storage. While the home does require some TLC, it presents an excellent chance to build equity and customize to your taste. (id:6289)

## Essential Information

Listings #	X12326566
Price	\$325,000
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family



Sub-Type Freehold

## Community Information

Address 35 Forsythe Street  
Subdivision 332 - Central  
City Fort Erie (central)  
Province Ontario  
Postal Code L2A1X1

## Amenities

Amenities Marina, Park  
Parking Spaces 4  
Parking Detached Garage, Garage  
# of Garages 2

## Interior

Appliances Water Heater, Water meter  
Heating Natural gas Forced air  
Cooling Window air conditioner  
# of Stories 2

## Exterior

Exterior Wood  
Lot Description 51.5 x 184 FT  
Foundation Wood/Piers, Concrete

## Listing Details

Listing Office RE/MAX NIAGARA REALTY LTD, BROKERAGE



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 13th, 2025 at 8:32am PDT