

\$724,900 - 3813 Ryan Avenue, Fort Erie (crystal Beach)

MLS® #X12329039

\$724,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

337 - Crystal Beach, Fort Erie (crystal Beach),
Ontario

Welcome to your serene retreat 3813 Ryan Avenue in Crystal Beach! This beautifully designed and quality built home offers a perfect balance of space and comfort with soaring ceilings, extended ceiling heights, and thoughtfully separated living areas across multiple levels. The open-concept main floor showcases elegant vinyl plank flooring throughout, California shutters, pot lights, and a custom kitchen featuring quartz countertops, under-cabinet lighting, a kitchen pantry, and an island ideal for entertaining or everyday living. Large main floor primary bedroom, complete with a spacious walk-in closet and a 3-piece ensuite. Upstairs, a private second-floor suite with its own bath is perfect for guests. The cozy loft, a favourite gathering spot, offers the perfect setting for movie nights or quiet relaxation. A beautiful oak stringer staircase ties the space together with warmth and character. Enjoy added convenience with an attached garage and a large unfinished lower level, keeping your main living spaces calm and clutter-free. Step outside to enjoy tranquil mornings on the front covered porch and peaceful evenings in the back yard perfectly positioned to capture the sunrise and sunset without the harsh afternoon glare. Tucked into a quiet and colourful year-round neighbourhood, just a short walk to the sandy shores of Lake Erie, close enough for relaxing strolls to the water. With nearby access to the scenic Friendship Trail and all the charm of



Crystal Beach including unique shops,
restaurants, live music, and seasonal events
this home is the perfect place to relax,
connect, and enjoy the best of small-town
living. (id:6289)

Essential Information

Listing #	X12329039
Price	\$724,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3813 Ryan Avenue
Subdivision	337 - Crystal Beach
City	Fort Erie (crystal Beach)
Province	Ontario
Postal Code	L0S1B0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Stone, Vinyl siding
Lot Description	44 x 87.9 FT

Foundation

Poured Concrete

Listing Details

Listing Office

ROYAL LEPAGE NRC REALTY



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