

\$609,000 - 310 Albany Street, Fort Erie (lakeshore)

MLS® #X12336391

\$609,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

333 - Lakeshore, Fort Erie (lakeshore), Ontario

Greetings, future homeowners and savvy investors! Opportunity knocks at this unique raised ranch, perfect for those not afraid of a little hard work and eager to make their mark! This property features a former 3-bedroom layout, now transformed into a spacious 2-bedroom haven with a luxurious walk-in shower. The layout could easily be reverted back to three bedrooms, accommodating your family or enhancing rental potential. With ample parking for your recreational vehicles, boats, campers, and more, it is a dream for outdoor enthusiasts! Step into the downstairs area, where a "mod" living/den space awaits your creative touch, complete with patio doors that lead to a full walk-out patio, perfect for outdoor gatherings or serene evenings under the stars. This property boasts a large lot of 95ft x 200ft, backing onto a tranquil and private ravine, providing a picturesque setting for your future oasis. The main floor features a convenient 4-piece bathroom, while a 2-piece bath in the basement is perfect for guests. Plus, the partially installed second kitchen offers endless possibilities for expansion or rental opportunities! Location is everything, and this gem is just one block from the stunning Niagara River and a mere 5 minutes to the Peace Bridge to Buffalo, NY. Enjoy quick access to the QEW, placing you 18 minutes from the breathtaking Niagara Falls and just a short drive to the charming village of Ridgeway, filled with delightful shops and boutiques. Don't forget Crystal Beach, known



for its pristine waters and sandy shores,
perfect for summer fun! This property is
brimming with potential and ideal for investors
or first-time homeowners ready to roll up their
sleeves. Act now, opportunities like this don't
last long! Your dream home or investment
property awaits! See Video! (id:6289)

Essential Information

Listing #	X12336391
Price	\$609,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	310 Albany Street
Subdivision	333 - Lakeshore
City	Fort Erie (lakeshore)
Province	Ontario
Postal Code	L2A1L9

Amenities

Utilities	Cable, Electricity, Sewer
Features	Sloping, Flat site, Carpet Free
Parking Spaces	9
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

Has Basement Yes

Exterior

Exterior Brick Veneer, Vinyl siding

Lot Description 95.5 x 200 FT

Foundation Concrete

Listing Details

Listing Office Century 21 Heritage House LTD



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