

\$699,000 - 5524 Fraser Street, Niagara Falls (cherrywood)

MLS® #X12343172

\$699,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

211 - Cherrywood, Niagara Falls (cherrywood),
Ontario

Don't miss the rare opportunity to own this beautifully maintained and upgraded modern raised bungalow offering exceptional privacy no homes at the front or rear! Nestled on a quiet cul de sac in the heart of Niagara Falls, this home is ideally located near recreational parks, just minutes from the Falls, scenic trails, schools, shopping, restaurants, major highways, and all other essential amenities. Step inside to discover over 2,200sq ft of living space and over \$30,000 in recent upgrades. The main floor boasts 9-foot ceilings and an abundance of natural light throughout. The well-appointed kitchen features stainless steel appliances, ample cabinet space, and a moveable island, with elegant French doors opening to a spacious living/dining room. Walk out to the 14' x 16' deck (updated 2023) with a retractable roof gazebo (2022), privacy fencing, updated garden shed (2023) and glass panel railings overlooking a serene, fully fenced backyard. Enjoy seasonal blueberries, raspberries, and a variety of flowers that enhance this truly enchanting outdoor space complete with a newer garden shed. The main floor includes 3 bright bedrooms, with the primary bedroom offering ensuite privileges to a 4-piece bath. The fully finished lower level, also with astounding 9-foot ceilings, features a sprawling L-shaped family room with above-grade windows, a 3-piece bathroom



with an oversized glass shower, a spacious guest bedroom, bonus under-stair storage, and a utility/laundry room with washer/dryer. Major updates include: Instant water heater (rental), new toilet in upper bathroom, improved deck and shed (2023); Retractable Gazebo, Upgraded flooring in bathroom & basement (2022); Furnace & A/C, Sump pump, with battery backup, and backflow preventer valve (2021). Additional highlights: 2-car driveway, low property taxes, and a quiet, family-friendly setting. This sun-filled home offers space, comfort, privacy, and value. Schedule your viewing today before it's gone! (id:6289)



Essential Information

Listing #	X12343172
Price	\$699,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	5524 Fraser Street
Subdivision	211 - Cherrywood
City	Niagara Falls (cherrywood)
Province	Ontario
Postal Code	L2E3C9

Amenities

Amenities	Park, Public Transit, Schools
Features	Cul-de-sac, Carpet Free, Gaz
Parking Spaces	2
Parking	No Garage, Tandem

Interior

Appliances	Water Heater - Tankless, Water Heater, Water meter, Dishwasher, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	40 x 150 FT
Foundation	Poured Concrete

Listing Details

Listing Office	Right At Home Realty, Brokerage
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