\$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

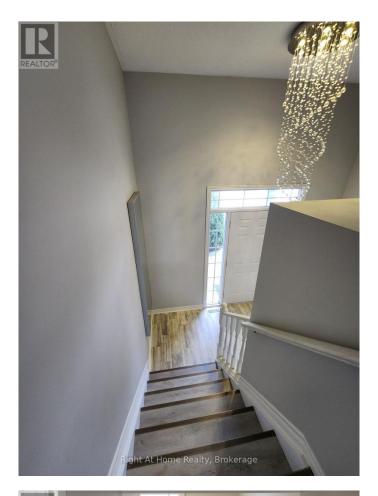
Amenities Park, Public Transit, Schools

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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Listing information last updated on October 29th, 2025 at 3:01am PDT