

\$494,403 - 403 - 118 West Street, Port Colborne (sugarloaf)

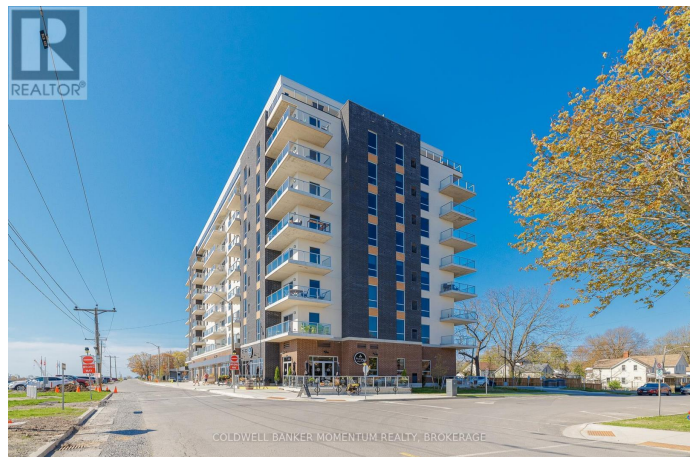
MLS® #X12353826

\$494,403

1 Bedroom, 1.00 Bathroom,
Single Family

878 - Sugarloaf, Port Colborne (sugarloaf),
Ontario

Condolicious Living at South Port! Luxury Condo Living and ideally priced for retirees or down-sizers, this modern and low-maintenance condo offers the perfect blend of comfort, convenience, and style right on the Welland Canal in the heart of Port Colborne. Situated right along the canal, this unit offers a delightful view of the charming town, where you can take in the character of the neighbourhood from above. Inside, enjoy an open-concept layout with new high-end finishes & appliances, in-suite laundry, deeded surface parking, and a private storage locker. Amenities include access to a well-equipped fitness room & bright community lounge, same building wellness center & dining at Pie Guys restaurant. The building features secure access and a quiet, welcoming atmosphere. Step outside and discover the vibrant shops, cafes, and local businesses that line historic West Street. You'll love being part of Port Colborne's lively waterfront culture, from the excitement of Canal Days Festival to the quiet awe of watching cruise ships and freighters glide through the canal. You're also just minutes from Nickel Beach, Golfing, H.H. Knoll Park, and Sugarloaf Marina perfect for anyone who enjoys the laid-back, lakeside lifestyle. Experience luxury condo living without the luxury price tag. Come catch the vibe of Port Colborne! Property taxes yet to be determined.



Essential Information

Listing #	X12353826
Price	\$494,403
Bedrooms	1
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

Community Information

Address	403 - 118 West Street
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K0B9

Amenities

Amenities	Public Transit, Marina, Golf Nearby, Party Room, Exercise Centre, Visitor Parking, Separate Heating Controls, Separate Electricity Meters, Storage - Locker
Features	Lighting, Wheelchair access, Balcony, Carpet Free, In suite Laundry
Parking Spaces	1
Parking	No Garage
View	View, City view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Intercom, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior Features	Landscaped
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Listing Details

Listing Office

COLDWELL BANKER MOMENTUM REALTY, BROKERAGE



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