

\$749,000 - 37 Coronation Boulevard, St. Catharines (grapeview)

MLS® #X12375475

\$749,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

453 - Grapeview, St. Catharines (grapeview),
Ontario

Extensively renovated bungalow with two self-contained units featuring almost 2000sqft of finished living space in the highly desirable Martindale Heights neighbourhood. Tucked away at the end of a quiet cul-de-sac, this home offers excellent curb appeal with an oversized asphalt driveway that can easily accommodate 6+ vehicles. From the moment you step inside, it's clear that the property has been thoughtfully renovated from top to bottom. The main floor boasts a bright, open concept layout featuring luxury vinyl flooring, abundance of pot lighting and a stunning modern kitchen with quartz countertops. This level also includes two spacious bedrooms, 4-piece bathroom and a convenient main-floor laundry. A private side entrance leads to the beautifully finished in-law suite, designed with the same high quality finishes. The lower level offers a full kitchen, beautiful bathroom with custom glass shower and vessel sink, large rec room, two additional bedrooms and a second laundry area making it ideal for extended family or rental income. The backyard is fully fenced and perfect for outdoor living, complete with a large deck and storage shed. Whether you're looking for a move in ready family home, property with income potential or a space for multigenerational living, this one checks all the boxes. Conveniently located close to top-rated



schools, the St. Catharines hospital, shopping, dining, public transit and more. (id:6289)

Essential Information

Listing #	X12375475
Price	\$749,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	37 Coronation Boulevard
Subdivision	453 - Grapeview
City	St. Catharines (grapeview)
Province	Ontario
Postal Code	L2S2V2

Amenities

Features	Flat site, In-Law Suite
Parking Spaces	6
Parking	No Garage

Interior

Appliances	All, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	46.7 x 110.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office

RE/MAX HENDRIKS TEAM REALTY



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Listing information last updated on October 21st, 2025 at 2:01am PDT