

\$399,000 - 4132 Chippawa Parkway, Niagara Falls (chippawa)

MLS® #X12401254

\$399,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

223 - Chippawa, Niagara Falls (chippawa),
Ontario

Discover this rare opportunity just steps from the Niagara River Parkway and public boat launch, only minutes to the Falls, shopping, the new hospital, and US border crossings. Semi-detached home sits on an oversized 66 ft x 132 ft lot and is currently set up as two separate rental units with long-term tenants in place. Main Floor Unit: 1 bedroom, living room, kitchen, and 3-pc bath. Lower Level Unit: 1 bedroom + office, spacious kitchen, bright living room with walkout patio doors, and 4-pc bath. Investor Perks: Separate hydro meters (tenants pay their own utilities, owner pays water) Tenants would like to stay if not (minimum 60 days notice required for closing) Endless Possibilities with R2 Zoning: Continue as an income property, convert back into a single-family home, renovate and expand or build new (with city approval) Enjoy the best of both worlds, investment income today with future development potential tomorrow, all in the peaceful and desirable community of Chippawa. Don't miss this versatile property in one of Niagara's most convenient and scenic locations! (id:6289)

Essential Information

Listing #	X12401254
Price	\$399,000



Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4132 Chippawa Parkway
Subdivision	223 - Chippawa
City	Niagara Falls (chippawa)
Province	Ontario
Postal Code	L2G6E5

Amenities

Amenities	Fireplace(s), Separate Electricity Meters
Parking Spaces	7
Parking	No Garage

Interior

Appliances	Water meter
Heating	Other
Cooling	None
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Steel
Lot Description	66 x 132 FT
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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Listing information last updated on October 28th, 2025 at 3:16pm PDT