

\$629,000 - 252 Mellanby Avenue, Port Colborne (main Street)

MLS® #X12403075

\$629,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

877 - Main Street, Port Colborne (main Street),
Ontario

Welcome to 252 Mellanby Avenue in Port Colborne, where peaceful waterfront views meet everyday convenience. This sprawling bungalow sits on a private, just-under-half-acre treed lot overlooking the quiet Welland Canal, surrounded by mature evergreens and the sounds of nature. The main floor offers over 1,400 sq. ft. of living space, with three bedrooms, a bright living room finished with hardwood floors, and a large kitchen with a centre island that opens to the dining area. From here, sliding doors lead to a back deck, perfect for enjoying sunsets over the water. The finished lower level, complete with a separate entrance, offers excellent in-law potential. It extends your living space with a cozy rec room featuring a gas fireplace, a fourth bedroom, games area, second full bathroom, laundry, and plenty of storage. A double paved driveway leads to a single-car garage with ample parking. Just steps from Dereks Point Park, the Friendship Trail, and minutes to shopping, cafes, and Lock 8 Park on the Welland Canal, this location offers both privacy and convenience in one of Port Colbornes most scenic settings. (id:6289)



Essential Information

Listing # X12403075

Price	\$629,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	252 Mellanby Avenue
Subdivision	877 - Main Street
City	Port Colborne (main Street)
Province	Ontario
Postal Code	L3K2L9

Amenities

Amenities	Fireplace(s)
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Appliances	Water meter, Cooktop, Dishwasher, Dryer, Oven, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding
Lot Description	134 x 181.6 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office

RE/MAX NIAGARA REALTY LTD, BROKERAGE



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