

# \$559,900 - 41 Third Avenue, Port Colborne (main Street)

MLS® #X12414237

**\$559,900**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

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

Looking for the perfect home to raise your family? Look no further. This well laid out family home is spacious and located in a fabulous location. Perfect for your growing family. Picture this, huge back yard nearly big enough for the kids to play and still plenty of room for the pool! Lounge on the deck while the kids splash around on those hot summer days. Includes a solar blanket and new pump in 2025. Inside you'll find open concept living with a generous amount of space for everyone! Partially finished recroom where the kids can play, a cozy family room with a gas fireplace, and a living room with large picture window and wood fireplace. Separate dining provides room for big family dinners. The spacious kitchen, provides room for a breakfast bar and overlooks the deck and pool! A new privacy fence is being installed on the west side of the lot. The fence around the pool offers plenty of privacy while enjoying the pool. See the list for lot's of inclusions. (id:6289)



## Essential Information

|            |           |
|------------|-----------|
| Listing #  | X12414237 |
| Price      | \$559,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Half Baths | 1         |

|          |               |
|----------|---------------|
| Acres    | 0.00          |
| Type     | Single Family |
| Sub-Type | Freehold      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 41 Third Avenue             |
| Subdivision | 877 - Main Street           |
| City        | Port Colborne (main Street) |
| Province    | Ontario                     |
| Postal Code | L3K5P2                      |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Park, Schools           |
| Parking Spaces | 5                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |
| Has Pool       | Yes                     |
| Pool           | Above ground pool       |

### Interior

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Appliances      | Water Heater, Dishwasher, Dryer, Freezer, Microwave, Stove, Washer, Refrigerator |
| Heating         | Natural gas Forced air                                                           |
| Cooling         | Central air conditioning                                                         |
| Fireplace       | Yes                                                                              |
| # of Fireplaces | 2                                                                                |
| Has Basement    | Yes                                                                              |

### Exterior

|                 |                               |
|-----------------|-------------------------------|
| Exterior        | Brick Facing, Aluminum siding |
| Lot Description | 61 x 164 FT                   |
| Foundation      | Block                         |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | ROYAL LEPAGE NRC REALTY |
|----------------|-------------------------|



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Listing information last updated on October 25th, 2025 at 11:46pm PDT