

\$675,000 - 18 Emerick Avenue, Fort Erie (central)

MLS® #X12434949

\$675,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

332 - Central, Fort Erie (central), Ontario

Welcome to a timeless residence rich in tradition and character. This beautifully crafted 2.5-storey stone and brick home sits on a generous lot just steps from the Niagara River, offering a rare blend of elegance, history, and modern comfort. Step inside to discover soaring 9-foot ceilings, gleaming wood floors, and exquisite original wood trim and doors. The inviting living room features a corner gas fireplace with oak surround, while the formal dining room seamlessly connects to both the kitchen and living area. The thoughtfully updated kitchen (2012) boasts granite countertops, crisp white cabinetry, a centre breakfast island, and tiled flooring perfect for everyday living and entertaining. A unique secondary staircase leads to the upper level, where the primary bedroom offers its own private balcony (redone in 2016). The second-floor bathroom was fully remodeled in 2018, complementing three additional spacious bedrooms. The finished third level provides a versatile retreat with skylights, a carpeted recreation room, office area, and ample storage. Outdoors, beautifully landscaped grounds frame a stunning in-ground pool (18' x 38', up to 9.5 ft deep) with a brand-new liner installed in 2023 along with a new heater (2023), creating a private oasis for relaxation and gatherings. A fenced backyard and single detached garage complete the exterior. This meticulously maintained home has seen numerous updates, including a new roof (2016), furnace



(2018), re-done driveway (2016), flooring (2014), balcony, windows, and more ensuring peace of mind for years to come. Blending timeless craftsmanship with modern updates, this captivating home is the perfect opportunity to own a piece of Fort Eries charm. (id:6289)

Essential Information

Listing #	X12434949
Price	\$675,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	18 Emerick Avenue
Subdivision	332 - Central
City	Fort Erie (central)
Province	Ontario
Postal Code	L2A2W3

Amenities

Amenities	Marina, Place of Worship
Features	Level lot, Conservation/green belt
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water meter, Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2

of Stories 3

Exterior

Exterior Stone, Brick
Lot Description 58.4 x 203.9 FT|under 1/2 acre
Foundation Block

Listing Details

Listing Office RE/MAX NIAGARA REALTY LTD, BROKERAGE



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Listing information last updated on November 2nd, 2025 at 2:16am PST