

\$759,999 - 1986 Stanley Av Avenue, Niagara Falls (church's Lane)

MLS® #X12449533

\$759,999

7 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

205 - Church's Lane, Niagara Falls (church's Lane), Ontario

You have arrived at your Niagara Falls masterpiece with 1986 Stanley Avenue! This beautiful 3+4 bedroom home with recent renovations situated on an expansive 70FT x 300FT lot offers a rare living/business opportunity as this is L1 zoned (Light Industrial). Perfectly suited for a craft business that combines on-site production with accessory retail sales and residential living. Examples of businesses include wineries, custom furniture and food/distillery producers. Recent Renovations/upgrades include new rear deck (June 2025), new laminate flooring, upgraded plumbing throughout (2024) throughout, upgraded electrical wiring (2024), waterproofing (2024), new windows(2024) . Separate entrance for basement and close to Fireman's park, Brock's Monument , parkway trails and Niagara-on-The-Lake all minutes away. Property is on septic inspected 2024 (in ground weeping tile installed throughout) Rough in for municipal for future hook up if desired. Roof is 3 years old. The main floor includes 3 spacious bedrooms with an additional 4 spacious bedrooms in the recently renovated basement. Park up to 8 cars on the driveway Perfect for living, business and entertainment. Backyard oasis: Private and lush, ideal for summer BBQ, entertaining, or quiet evenings under the stars. Location perks: Minutes from Niagara's top-rated schools,



beautiful parks, and world class attractions, this home offers the best of both worlds - tranquil living with vibrant city life at your doorstep. This home combines true functionality and comfort. With this rare gem, don't miss this opportunity to become part of Niagara's vibrant boutique community! ALL OFFERS WELCOME! (id:6289)

Essential Information

Listing #	X12449533
Price	\$759,999
Bedrooms	7
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1986 Stanley Av Avenue
Subdivision	205 - Church's Lane
City	Niagara Falls (church's Lane)
Province	Ontario
Postal Code	L2E6S4

Amenities

Amenities	Separate Heating Controls
Utilities	Electricity, Sewer
Features	In-Law Suite
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater - Tankless, Water Heater, Dishwasher, Alarm System, Stove, Water softener, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	70 x 300 FT
Foundation	Block

Listing Details

Listing Office EXP REALTY



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 16th, 2025 at 12:01pm PDT