

\$450,000 - 94 Clare Avenue, Port Colborne (sugarloaf)

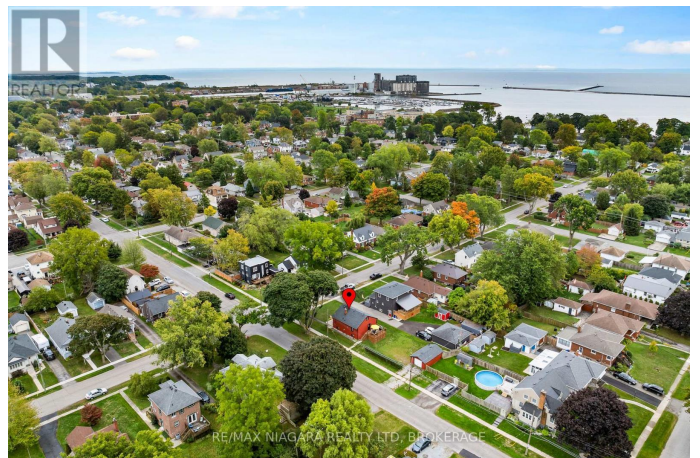
MLS® #X12461396

\$450,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf),
Ontario

Welcome to 94 Clare Avenue a cheerful 1.5 storey on a corner lot with a detached garage in Port Colborne's beloved Sugarloaf neighbourhood. Perfect for downsizers, first-time buyers, or investors, this home delivers easy maintenance and flexible living. Main floor flows bright and open with room for your dining table, a newly renovated 4-pc bath, and two comfortable bedrooms. Need more space? The attic (walk-through from the second bedroom) is a fantastic bonus - use it as a potential third bedroom, studio, or study. Choose your laundry location: convenient on the main level or in the full unfinished basement- your call. Outside, savour slow mornings on the east-facing front deck shaded by mature trees, then gather for dinner on the sun-soaked back deck. From here, you're a short stroll to Sugarloaf Marina and HH Knoll Park. Hello, waterfront walks and sunset views. (id:6289)



Essential Information

Listing #	X12461396
Price	\$450,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	94 Clare Avenue
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K5H4

Amenities

Amenities	Golf Nearby, Marina, Park, Place of Worship
Features	Carpet Free
Parking Spaces	2
Parking	Detached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	52.1 x 140.1 FT
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX NIAGARA REALTY LTD, BROKERAGE
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