

**\$639,000 - 49 Cohoe Street, Welland (welland
Downtown)**

MLS® #X12467580

\$639,000

6 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

768 - Welland Downtown, Welland (welland
Downtown), Ontario

Updated legal duplex, offering excellent income potential and flexibility. The property features an attached garage and two separate driveways, providing ample parking for tenants or owners. Recent updates include the roof, kitchens, siding, furnace, and A/C, ensuring peace of mind for years to come. Each unit has separate hydro and gas meters plus two owned hot water tanks. The main floor unit features a welcoming foyer, open-concept kitchen and living area with breakfast bar, 2 bedrooms with closets, and a 4-piece bath. The upper unit offers bright, open-concept living and kitchen space, 2 bedrooms, a 4-piece bath, powder room, and in-unit laundry. The basement includes an additional open-concept living/kitchen area, bedroom, 3-piece bath, and laundry facilities, ideal for extended family or additional income potential. Property is currently tenanted - minimum 24 hours notice required for showings. (id:6289)



Essential Information

Listing #	X12467580
Price	\$639,000
Bedrooms	6
Bathrooms	5.00
Half Baths	2

Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	49 Cohoe Street
Subdivision	768 - Welland Downtown
City	Welland (welland Downtown)
Province	Ontario
Postal Code	L3B3V2

Amenities

Amenities	Public Transit, Separate Electricity Meters
Features	Carpet Free
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dryer, Hood Fan, Stove, Two Washers, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Vinyl siding
Lot Description	61.6 x 93.6 FT ; Irregular under 1/2 acre
Foundation	Unknown

Listing Details

Listing Office	REVEL Realty Inc., Brokerage
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