

\$879,900 - 8045 Brookside Drive, Niagara Falls (ascot)

MLS® #X12470911

\$879,900

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

213 - Ascot, Niagara Falls (ascot), Ontario

NEW IMPROVED PRICE! Welcome to the perfect family home in the heart of Niagara Falls' sought-after Beaver Valley Community! Tucked away on family-friendly street, this beautifully finished 2-storey home offers the ideal blend of comfort, space, and modern style just minutes from top-rated schools, parks, shopping, restaurants, and major highways. Step inside and feel instantly at home. With 4 spacious bedrooms and 3.5 bathrooms, there's room for everyone to live, work, and grow. The main floor is made for family life and entertaining, featuring a stunning gourmet kitchen with quartz countertops, stainless steel appliances, and a large island that opens to the bright dining area and cozy family room with a fireplace. There's also a separate den/formal living area to add to the complete flow. Whether its homework at the island, holiday dinners, or movie nights by the fire- this home brings everyone together. The thoughtfully designed 2nd floor layout includes 4 generous bedrooms with two bedrooms with their own private ensuite baths- perfect for teens, guests, or multigenerational living. The finished basement adds even more value, offering a great space for a playroom, home theatre, games area, office, and additional bathroom. Outside, enjoy your own private retreat with a fenced backyard, deck for BBQs, and beautiful landscaping. The double garage with inside entry into the laundry/mudroom makes everyday routines a breeze. From top



to bottom, this move-in-ready home checks every box for todays modern family. Don't miss your chance to make unforgettable memories here- your forever home awaits! (id:6289)

Essential Information

Listing #	X12470911
Price	\$879,900
Bedrooms	5
Bathrooms	5.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8045 Brookside Drive
Subdivision	213 - Ascot
City	Niagara Falls (ascot)
Province	Ontario
Postal Code	L2H3T9

Amenities

Amenities	Fireplace(s)
Features	Sump Pump
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	All, Blinds, Dryer, Garage door opener, Washer, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Stucco
Lot Description	49.6 x 98.6 FT
Foundation	Poured Concrete

Listing Details

Listing Office REVEL Realty Inc., Brokerage



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