

\$624,900 - 1220 Parkside Avenue, Fort Erie (crescent Park)

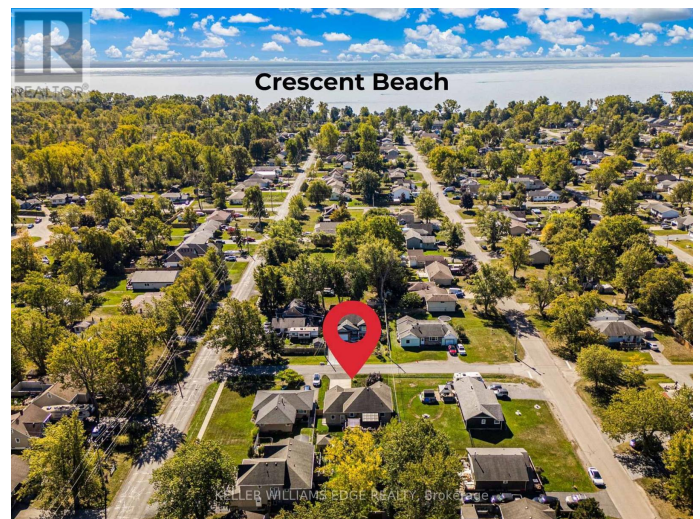
MLS® #X12473575

\$624,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

334 - Crescent Park, Fort Erie (crescent Park),
Ontario

Perfectly situated in the established Crescent Park neighbourhood, 1220 Parkside Avenue offers the best of living by the beach, close to parks, schools, shopping, and all the local recreation this vibrant community is known for. With almost 2000 sq. ft. of finished living space, this turnkey raised bungalow combines comfort, functionality, and style in every detail. The main level features an inviting open-concept layout with vaulted ceilings, dimmable lighting, and an abundance of natural light. The kitchen stands out with stainless steel appliances, crown moulding, and an extended counter with seating for two, perfect for casual dining. Two bedrooms and a 4-piece bath, accessible from both the primary bedroom and the hallway, complete this level. Off the dining area, a patio door leads to a two-tier composite deck featuring two gazebos, enclosed storage below, and a fully fenced backyard with a charming corner shed, creating the ultimate outdoor retreat. Downstairs, the lower level offers exceptional versatility with a spacious rec room warmed by a gas fireplace, two additional bedrooms, a 3-piece bath with shower, a laundry area, and plenty of storage. Whether you're hosting guests, creating a home office, or setting up for multi-generational living, the lower level provides flexibility, privacy, and



comfort. Additional highlights include a chair lift for accessibility, sump pump for peace of mind, an attached garage with inside entry and built-in shelving, and a double-wide concrete driveway accommodating up to four additional vehicles. Thoughtfully maintained and move-in ready, this Crescent Park gem is waiting for its next chapter, a place you'll be proud to call home. (id:6289)

Essential Information

Listing #	X12473575
Price	\$624,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1220 Parkside Avenue
Subdivision	334 - Crescent Park
City	Fort Erie (crescent Park)
Province	Ontario
Postal Code	L2A0A9

Amenities

Amenities	Beach, Place of Worship, Schools, Park, Fireplace(s)
Features	Carpet Free, Gazebo, Sump Pump
Parking Spaces	5
Parking	Garage
# of Garages	1

Interior

Appliances	Central Vacuum, Water Heater, Dishwasher, Dryer, Garage door opener, Range, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	63.7 x 93.7 FT
Foundation	Poured Concrete

Listing Details

Listing Office	KELLER WILLIAMS EDGE 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 28th, 2025 at 3:16pm PDT