

# \$1,775 - 622 - 4263 Fourth Avenue, Niagara Falls (downtown)

MLS® #X12474526

**\$1,775**

2 Bedroom, 2.00 Bathroom,  
Single Family

210 - Downtown, Niagara Falls (downtown),  
Ontario

Welcome to Clifton Modern Towns! This exquisite main floor unit is now available for its new occupants. Boasting 2 bedrooms and 2 bathrooms within 620 square feet of above-grade living space, this Riverside model townhome is truly remarkable, showcasing high-end, sleek, and contemporary finishes that are ideal for a young professional couple or a small family. The unit features over \$6,000 in upgrades, including quartz countertops, stainless steel appliances, luxury vinyl plank flooring, and elegantly crafted cabinetry. With its low-maintenance design, the property includes one designated parking space, with additional visitor parking available. Conveniently located near major amenities, the downtown area, and providing easy access to HWY 420, QEW, and 406, this home and its location offer an abundance of possibilities. Book your showing today! (id:6289)



## Essential Information

|            |           |
|------------|-----------|
| Listing #  | X12474526 |
| Price      | \$1,775   |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Half Baths | 1         |

|          |                    |
|----------|--------------------|
| Type     | Single Family      |
| Sub-Type | Condominium/Strata |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 622 - 4263 Fourth Avenue |
| Subdivision | 210 - Downtown           |
| City        | Niagara Falls (downtown) |
| Province    | Ontario                  |
| Postal Code | L2E0C2                   |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Features       | Balcony, Carpet Free, In suite Laundry |
| Parking Spaces | 1                                      |
| Parking        | No Garage                              |

### Interior

|            |                                                                                             |
|------------|---------------------------------------------------------------------------------------------|
| Appliances | Water Heater, Water Heater - Tankless, Dishwasher, Microwave, Hood Fan, Stove, Refrigerator |
| Heating    | Natural gas Forced air                                                                      |
| Cooling    | Central air conditioning                                                                    |
| Fireplace  | Yes                                                                                         |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Vinyl siding |
|----------|--------------|

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | REVEL Realty Inc., Brokerage |
|----------------|------------------------------|



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Listing information last updated on October 22nd, 2025 at 11:31pm PDT