

\$689,900 - 7794 Sassafras Trail, Niagara Falls (brown)

MLS® #X12475667

\$689,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

222 - Brown, Niagara Falls (brown), Ontario

Welcome to 7794 Sassafras Trail, a beautifully upgraded detached home in one of Niagara Falls' most desirable family-oriented communities. Surrounded by lush greenery and scenic trails, this property offers a rare combination of tranquility, convenience, and modern design. From the moment you step inside, you'll notice the thoughtful upgrades that elevate everyday living. The 9-foot ceilings create an airy, open feel throughout the main level, while the upgraded subfloor enhances comfort and sound insulation. The oak staircase adds timeless elegance and leads to a spacious second floor where functionality meets style. The kitchen is equipped with sleek stainless steel appliances and flows seamlessly into the living and dining areas-perfect for entertaining or quiet evenings at home. Interior access to the garage makes daily routines effortless, and the second-floor laundry room adds a layer of convenience that busy households will appreciate. The primary bedroom is a true retreat, featuring a luxurious 4-piece ensuite, deep soaker tub, and separate glass shower. Each room is designed with comfort and practicality in mind, offering ample space and natural light. The basement includes a bathroom rough-in, providing an excellent opportunity to customize and expand your living space. Whether you envision a home gym, media room, or guest suite, the possibilities are endless. Located minutes from schools, parks, shopping, and major highways, this home offers the perfect balance of



peaceful surroundings and urban accessibility. Thousands have been invested in upgrades, making this property move-in ready and built to last. (id:6289)

Essential Information

Listing #	X12475667
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	7794 Sassafras Trail
Subdivision	222 - Brown
City	Niagara Falls (brown)
Province	Ontario
Postal Code	L2H0N5

Amenities

Amenities	Park, Public Transit, Place of Worship
Features	Sump Pump
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water meter, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick
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Lot Description	30.3 x 94.3 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE NRC REALTY
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