

\$574,900 - 331 Fielden Avenue, Port Colborne (sugarloaf)

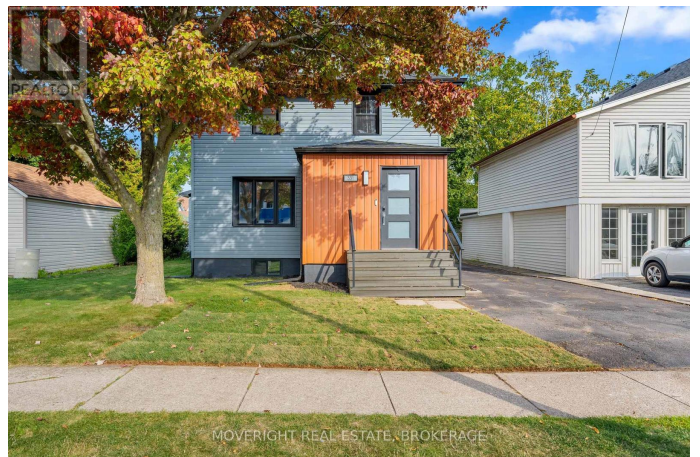
MLS® #X12487099

\$574,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf),
Ontario

YOUR DREAM FAMILY HOME WITH BUILT-IN CASH FLOW - PERFECT FOR AN IN-LAW SUITE, MORTGAGE HELPER, TURNKEY INVESTMENT, MULTI-GENERATIONAL LIVING, OR RENTAL INCOME OPPORTUNITY! 331 Fielden Ave offers a rare opportunity with a fully self-contained 1-bedroom apartment complete with private entrance, its own laundry, appliances, and currently rented for \$1500 per month. Along with this strong income potential, the main home has been fully renovated to blend modern design with family comfort. Step inside to a bright open-concept main floor featuring a spacious foyer, sleek vinyl flooring, and a sun-filled living area perfect for entertaining. The chefs kitchen includes quartz countertops, stainless steel smart appliances, a hands-free faucet, ample cabinetry, and a functional island, with a convenient powder room completing the main level. Upstairs you'll find three generously sized bedrooms, a spa-inspired 4-piece bathroom, and the convenience of in-suite laundry. The large fenced backyard is ideal for both relaxation and play with a children's play structure, plenty of green space, plus a detached garage and long driveway providing ample parking. Major updates include roof (2021), siding, windows, insulation (2022), furnace, A/C, hot water tank, plumbing, and



200-amp electrical panel (2022), making this property completely turn-key. Located close to schools, parks, downtown shops, restaurants, and the historic canal, 331 Fielden Ave offers both lifestyle and investment advantages that are hard to find! (id:6289)

Essential Information

Listing #	X12487099
Price	\$574,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	331 Fielden Avenue
Subdivision	878 - Sugarloaf
City	Port Colborne (sugarloaf)
Province	Ontario
Postal Code	L3K4T8

Amenities

Features	Carpet Free, In-Law Suite
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	51.5 x 132 FT
Foundation	Block

Listing Details

Listing Office MOVERIGHT REAL ESTATE, BROKERAGE



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