



131 Dalhousie Avenue St. Catharines | \$479,000

MLS #:	30573343
Property type:	Detached home
Square footage:	1800
Lot size:	34.65' x 165'
Bedrooms:	3 bedrooms
Bathrooms:	2 Bathrooms
Features:	Deep lot, great room with skylights, vaulted ceiling, rec room, fully fenced yard



Located in vibrant Port Dalhousie sits this attractive 1,800 sf, 3 bed, 2 bath, updated family home with great room addition set on deep 165' lot.

Welcoming front porch, open plan main floor, updated kitchen with Quartz countertops, dining room open to living room. Great room with vaulted ceiling, skylights, gas fireplace and sliding doors that lead to large deck in fully fenced backyard shaded by mature trees. Main floor laundry, mud room and 3-pc bath complete main level.

Master bedroom, 2 additional bedrooms and 3-pc bath complete second storey.

Full basement with rec room, workshop area and an abundance of storage space.

Note - heating is hot water, gas.

Updates: concrete driveway/walkway, front porch, back deck, shed, kitchen, bathroom, rec room, windows, roof '08, boiler '05.

Walk to two of the best schools in Niagara (Gracefield 175 students, St. Ann's, 360 students). This active lakeside community is located so close to the beach, trendy coffee shops, craft brewery, restaurants, boutique shops, marina, Martindale Pond rowing course and Waterfront Trail. Quick access to the QEW and 406 highways, located 20 minutes from Niagara-on-the-Lake, 1 hour from Toronto.

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