

5507 PRINCE EDWARD Avenue RES/Freehold/Sale
Niagara Falls, ON L2G 5H7

Price: **\$319,000**

NEW



MLS®#: **30687227** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **2 - Niagara Falls**
 Neighbourhood: **215 - Hospital**
 Bldg Type/Style: **Detached/Bungalow**
 Age/Yr Built: **31-50 Years** Basement: **Yes**
 Legal Desc: **LT 28 PL 50 STAMFORD; PT PRINCE EDWARD AV PL 50 STAMFORD (CLOSED BY ORDER ST13494) AS IN RO749374 ; NIAGARA FALLS**
 Sq.Ft/Source: **1,000/Other** Tot Bdrms: **2 (2+0)**
 Sq Ft Range: **501 to 1000** Bathrooms: **1.0**
 Acres/Range: **< 0.5** Lot Front: **50.00 Ft**
 Taxes/Year: **\$2,247/2017** Lot Depth: **195.11 Ft**
 Irregularities: Lot Shape: **Irregular**
 Heat: **Gas/Forced Air**
 Water: **Municipal/** Sewer: **Sewer (Municipal)**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Off Frederica Street**

Property Details

Exterior: Vinyl Siding	Heat Source: Gas	Air Cond Type: Central Air
Bsmt Size/Fn/Dev: Full/Unfinished	Heat Type: Forced Air	Air Condition:
Foundation: Poured Concrete	Sewers: Sewer (Municipal)	Fireplaces:
Roof: Asphalt Shingle/	Water: Municipal	Waterfront:
Water Meter:	Wtr Sup Type:	Pool: None
Laundry Access:	UFFI:	Retire Comm:
#/Type of Garage: 1.0/Detached	Total Parking Spaces: 4	VisitAble:
#/Driveway/Type: 3.0/Private Single Wide/Concrete	Assigned Spaces:	Add Month Fees:
Parking: Concrete	Soil Type:	Energy Cert Level:
Recreational Use: Elevator YN:		Freehold w/Com Elem Fee: No

THE HOME: This turn-key 2-bedroom bungalow home is bright, cool and offers a ton of old school charm. Walk in and love the simplicity. The living/dining room is awesome and the hardwood floors are perfect for dance and dinner parties. Great ceiling height, updated windows and timeless trim and headers. Jump into 1 of the 2 main floor bedrooms to chill out, do office work or crash. The brand new eat-in kitchen is perfect to let your inner chef come alive. **THE LOCATION:** One of the most celebrated areas to live in Niagara Falls. Minutes to the highway and Prince Edward Park. It's a hop, skip, and a jump to all the hip restaurants and entertainment Niagara Falls can offer you. Love it. **THE LIFESTYLE:** This property is private and incredible. Perfect for hosting AIRBNB. Hang the string lights for patio season, throw the ball for the pup, and grow your own veggies in this urban oasis. It was made for BBQ parties and acoustic guitar sing-a-longs. Call your friends and family over and pour yourself a glass of VQAs finest. You deserve it, and this home. Cheers! This is city living.

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: 272506001407300	Assessment: \$159,000/2016	Survey: None
Pin#: 643130135	Taxes: \$2,247/2017	Private Entrance:
Legal Desc: LT 28 PL 50 STAMFORD; PT PRINCE EDWARD AV PL 50 STAMFORD (CLOSED BY ORDER ST13494) AS IN RO749374 ; NIAGARA FALLS		
Location: Urban	Fronting On:	HST Applicable: Included

Rooms Information

Room	Level	Dimens	Imperial	Features	Room	Level	Dimens	Imperial	Features
Living Room	M	10' 0"	X 12' 10"		Dining Room	M	10' 0"	X 7' 7"	
Kitchen	M	10' 10"	X 10' 10"		Bedroom	M	8' 10"	X 9' 3"	
Bedroom	M	11' 10"	X 9' 4"		Bathroom	M			4-Piece
Laundry Room	M								

Listing Information

Commence Date: 09/24/2018	Deposit: 5000.00	Buy Option:	CDOM:
Sign:	Lockbox:	Possess. Dt:	SPIS: No/No
References:	Application Required:	Employment Letter:	Possession: 30 - 59 Days

Prepared By: **KARL VANDERKUIP, Salesperson**
RE/MAX GARDEN CITY REALTY INC, BROKERAGE

Client Full One Page Report

Date Printed: **09/24/2018**

Search Criteria

This search was narrowed to a specific set of Listings.

Property Type is 'Residential'

Selected 1 of 1 result.