

\$389,000 - 3852 Roxborough Avenue, Crystal Beach

MLS® #40744263

\$389,000

1 Bedroom, 1.00 Bathroom, 605 sqft

Single Family on 0.00 Acres

337 - Crystal Beach, Crystal Beach, Ontario

UNIQUE OPPORTUNITY.. As the arrival of the fall and all its glorious colors brought to us by Mother Nature now is the perfect time to consider a home in Crystal Beach. This 3 season cottage or year round bungalow is perfect for downsizers, young families or investors . This property situated in the beautiful Town of Crystal Beach in an established neighborhood offers a one bedroom , one bathroom home located on a 60 x 90 ft. oversized lot surrounded by majestic trees & colorful floral gardens. It is a leisurely stroll to the white sandy beaches and the crystal clear waters of Bay Beach. This home offers the convenience of one floor living with Luxury Vinyl Tile flooring throughout with an eat-in kitchen, a primary bedroom with sliding glass doors leading to a good sized deck (perfect spot to enjoy your morning coffee), a living room with a wood burning insert (requires WETT inspection), a sunroom which could also serve as a second bedroom , guest room, a home gym or an activities, hobby or sitting room and a convenient utility room. Venture outside where you will find a beautiful oversized fenced lot, a garden shed and a single vehicle car port. You will love the nearby amenities offered . The numerous activities available at the Crystal-Ridge Comm. Ctr., the miles and miles of walking and bike path nature trails, a park with sport courts, splash pads, pavilion , dog park and sports fields. A short walk will take you to a revitalized downtown Crystal Beach as well as the



charming uniqueness of some wonderful restaurants and Shoppes of Old Ridgeway. If the lure and excitement of larger centers appeals you are only a 15 minute drive to the scenic and majestic beauty of Niagara Falls with its unique and interesting attractions . While a 20 minute drive will lead you to the Peace Bridge crossing to the U.S.of A, in Fort Erie. RECENT IMPROVEMENT..JULY 2025..NEW SHINGLES Don't miss out on this unique opportunity.. Check it out. (id:6289)

Built in 1926

Essential Information

Listing #	40744263
Price	\$389,000
Bedrooms	1
Bathrooms	1.00
Square Footage	605
Acres	0.00
Year Built	1926
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3852 Roxborough Avenue
Subdivision	337 - Crystal Beach
City	Crystal Beach
Province	Ontario
Postal Code	L0S1B0

Amenities

Amenities	Airport, Beach, Golf Nearby, Hospital, Marina, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Crushed stone driveway
Parking Spaces	2
Parking	Carport

of Garages 1

Interior

Appliances Refrigerator, Stove
Heating Natural gas Forced air, Hot water radiator heat
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood
of Stories 1
Has Basement Yes

Exterior

Exterior Other
Exterior Features Landscaped

Listing Details

Listing Office Peak Realty Ltd.



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Listing information last updated on October 30th, 2025 at 11:16am EDT