

\$225,000 - 4595 Abigail Lane, Beamsville

MLS® #40763609

\$225,000

2 Bedroom, 1.00 Bathroom, 725 sqft

Single Family on 0.00 Acres

982 - Beamsville, Beamsville, Ontario

FRESHLY RENOVATED & MOVE-IN READY

â€¡ Welcome to 4595 Abigail Lane in Beamsville, a beautifully transformed home located in the sought-after Golden Horseshoe Estates community. Every inch of this property has been thoughtfully updated in 2025, blending modern convenience with stylish finishes so you can simply move in and enjoy. Step inside to discover a fully renovated kitchen, complete with brand-new cabinetry, countertops, and appliances. The bright, spacious living room is anchored by large windows with updated glass, flooding the space with natural light. New flooring flows seamlessly throughout, creating a fresh and cohesive feel. Down the hall, youâ€™ll find a renovated 4-pc bathroom with the added convenience of in-suite laundry, plus a second exterior door for easy access. The primary bedroom features a cozy corner closet, while a second bedroom provides flexibility for guests, a home office, or hobbies. Comfort is assured with a NEW furnace & AC, roof, fresh paint throughout, all-new PEX plumbing, updated siding, and modern pot lighting. The attention to detail continues outside with a NEW DECK, rails, and spindles, as well as a new entry door. This property not only delivers style and function but also an unbeatable location just minutes from the QEW, award-winning vineyards, local restaurants, parks, and shopping. Commute with ease: 10 minutes to the Grimsby GO Station, 30 minutes to Niagara Falls and the U.S. border, and only an



hour to Toronto. Enjoy the sense of community and convenience with a pad fee of \$716.87/month including taxes & water, making this an affordable and desirable option in the heart of Niagara. 4595 Abigail Lane is the perfect blend of modern updates, easy living, and a location that puts everything within reach. [CLICK ON MULTIMEDIA](#) for virtual tour, drone photos, floor plans & more. (id:6289)

Built in 1997

Essential Information

Listing #	40763609
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Square Footage	725
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Leasehold
Style	Mobile Home

Community Information

Address	4595 Abigail Lane
Subdivision	982 - Beamsville
City	Beamsville
Province	Ontario
Postal Code	L3J0W1

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Schools, Shopping
Features	Paved driveway
Parking Spaces	2

Interior

Appliances	Dryer, Microwave Built-in, Gas stove(s)
Heating	Natural gas Forced air

Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Vinyl siding
Foundation	Block

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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