

# \$499,900 - 45 Riverbend Crescent, Nanticoke

MLS® #40764580

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

876 - Nanticoke, Nanticoke, Ontario

This beautifully landscaped bungalow boasts stunning curb appeal and direct waterfront views of Lake Erie. Offering 3 bedrooms, 2 bathrooms, and 1,650 sq. ft. of living space, this hidden gem community has so much to offer. As you step inside, you're greeted by a bright open concept living and dining area, perfect for entertaining. The modern kitchen features quartz countertops, built-in appliances, a convenient pot filler above the stove, and abundant cabinetry. The primary suite includes a spacious walk-in ensuite for your comfort and privacy. Outdoors, enjoy a backyard oasis complete with a large deck, two gazebos, and a built-in barbecue with plumbing hook-up for ultimate ease. you'll have access to incredible amenities including an inground pool, community events, and endless outdoor activities, along with Selkirk Provincial Park being right next door. This home truly blends modern convenience, outdoor living, and natural beauty. (id:6289)

Built in 2018

## Essential Information

|                       |                  |
|-----------------------|------------------|
| <b>Listing #</b>      | <b>40764580</b>  |
| <b>Price</b>          | <b>\$499,900</b> |
| <b>Bedrooms</b>       | <b>3</b>         |
| <b>Bathrooms</b>      | <b>2.00</b>      |
| <b>Square Footage</b> | <b>1,650</b>     |
| <b>Acres</b>          | <b>0.00</b>      |



|            |               |
|------------|---------------|
| Year Built | 2018          |
| Type       | Single Family |
| Sub-Type   | Leasehold     |
| Style      | Bungalow      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 45 Riverbend Crescent |
| Subdivision | 876 - Nanticoke       |
| City        | Nanticoke             |
| Province    | Ontario               |
| Postal Code | N0A1L0                |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Beach, Park                                                 |
| Features       | Conservation/green belt, Lot with lake, Country residential |
| Parking Spaces | 3                                                           |
| Parking        | Attached Garage                                             |
| # of Garages   | 1                                                           |
| View           | Lake view                                                   |
| Is Waterfront  | Yes                                                         |
| Waterfront     | Waterfront                                                  |
| Has Pool       | Yes                                                         |
| Pool           | Inground pool                                               |

### Interior

|                 |                                                                             |
|-----------------|-----------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings |
| Heating         | Forced air                                                                  |
| Cooling         | Central air conditioning                                                    |
| Fireplace       | Yes                                                                         |
| # of Fireplaces | 1                                                                           |
| # of Stories    | 1                                                                           |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Vinyl siding |
|----------|--------------|

### Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | RE/MAX Escarpment Golfi Realty Inc. |
|----------------|-------------------------------------|



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