

# \$339,900 - 33 Cozy Street, Welland

MLS® #40767765

**\$339,900**

3 Bedroom, 2.00 Bathroom, 1,418 sqft  
Single Family on 0.00 Acres

773 - Lincoln/Crowland, Welland, Ontario

Welcome to 33 Cozy Street, a solid, well-laid-out 2-storey home set on a 103-foot deep lot in a family-friendly neighbourhood of Welland. Step inside to a bright, open-concept main floor featuring a modern kitchen with sleek cabinetry and stainless steel appliances, overlooking a spacious dining area and living room. Patio doors open to a covered wood and composite deck, ideal for outdoor entertaining rain or shine. The detached garage and private driveway for three cars provide ample parking. Upstairs, you'll find a generous primary bedroom, two additional bedrooms, and a beautifully updated 4-piece bath complete with a soaker tub and a luxurious walk-in shower featuring a multi-function shower panel. The lower level adds even more living space with an updated 3-piece bath including a soaker tub, a laundry area, and abundant storage with room to expand or customize to your needs. Located near parks, shopping, and daily conveniences, this home is within the catchment for Ross Public School, Princess Elizabeth Public School, and Eastdale Secondary School – all well-regarded by local families. Enjoy quick access to Niagara College, the Seaway Mall, and Welland's beautiful canal trail system. (id:6289)



## Essential Information

Listing # 40767765

|                |               |
|----------------|---------------|
| Price          | \$339,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,418         |
| Acres          | 0.00          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 33 Cozy Street         |
| Subdivision | 773 - Lincoln/Crowland |
| City        | Welland                |
| Province    | Ontario                |
| Postal Code | L3B4G7                 |

### Amenities

|                |                     |
|----------------|---------------------|
| Features       | Country residential |
| Parking Spaces | 4                   |
| Parking        | Detached Garage     |
| # of Garages   | 1                   |

### Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Water purifier           |
| Heating      | Forced air               |
| Cooling      | Central air conditioning |
| # of Stories | 2                        |
| Has Basement | Yes                      |

### Exterior

|          |        |
|----------|--------|
| Exterior | Stucco |
|----------|--------|

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | Real Broker Ontario Ltd. |
|----------------|--------------------------|



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