\$949,000 - 31 Oakridge Crescent, Port Colborne (sugarloaf)

MLS® #X12103740

\$949,000

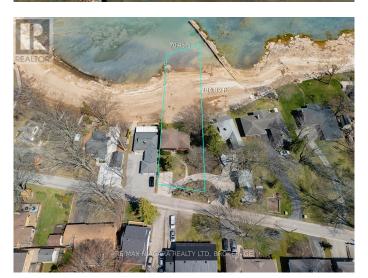
4 Bedroom, 2.00 Bathroom, Single Family on 0.00 Acres

878 - Sugarloaf, Port Colborne (sugarloaf), Ontario

Situated directly on Gravelly Bay, this waterfront property offers lovely views of Lake Erie, the Port Colborne lighthouse, Sugarloaf marina, and the entrance to the Welland Canal. The shoreline features a sand and pebble beach with shallow, calm waters perfect for kayaking, and paddle boarding. The front entrance opens to the ground level with original hardwood floors that flow through to a floor family room featuring a gas fireplace, sliding glass doors and a walk-out to a spacious lakeside deck. The main level, above, features a formal living room with large picture windows overlooking the lake, a separate dining room, and an oak kitchen. There are three spacious bedrooms upstairs, each with generous closet space and wood floors.A two-level basement provides generous storage space, a laundry area, a root cellar and utilities including a built-in central vacuum. There is ample space to add a bedroom, a games room or hobby space. The large level lot is shaded and cooled by mature trees and lake breezes. A new pebbled concrete driveway compliments the lot with a double pad offering lots of parking. This 1,869 sq ft side split has been owned by the same family for 55 years and is now being offered for sale for the first time. It is connected to all city services and is located just minutes from Port Colborne's charming city centre and historic West Street







Essential Information

Listing # X12103740
Price \$949,000

Bedrooms 4
Bathrooms 2.00
Acres 0.00

Type Single Family

Sub-Type Freehold

Community Information

Address 31 Oakridge Crescent

Subdivision 878 - Sugarloaf

City Port Colborne (sugarloaf)

Province Ontario
Postal Code L3K2T3

Amenities

Amenities Beach, Marina, Fireplace(s)

Parking Spaces 4

Parking No Garage

View Lake view, Direct Water View, Unobstructed Water View

Is Waterfront Yes

Waterfront Waterfront

Interior

Appliances Central Vacuum

Heating Natural gas Forced air Cooling Central air conditioning

Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Brick Veneer, Cedar Siding
Lot Description 74.1 x 135 FT|under 1/2 acre

Foundation Concrete

Listing Details

Listing Office RE/MAX NIAGARA REALTY LTD, BROKERAGE





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