

\$1,174,700 - 2189 Niagara Parkway, Fort Erie (bowen)

MLS® #X12111106

\$1,174,700

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

331 - Bowen, Fort Erie (bowen), Ontario

WATERFRONT LUXURY MEETS SMART LIVING ON THE NIAGARA PARKWAY!

Discover the lifestyle you've always dreamed of at 2189 Niagara Parkway, where luxury, convenience, and breathtaking views come together to create an extraordinary home.

Perfectly positioned on a 0.5-acre lot along the prestigious Niagara River, this fully renovated bungalow offers a rare opportunity for elegant, easy living. Wake up to serene river views, have your boat docked just steps away with potential docking rights across the road, and enjoy a home that checks every box for comfort, style, and modern technology. From the moment you walk inside, you'll be captivated by the thoughtfully designed spaces. The custom kitchen is a true showpiece, featuring high-end finishes, granite countertops, a downdraft vented cooktop, and extensive cabinetry - perfect for any culinary enthusiast. The spacious living room, with a cozy gas fireplace and stunning water views, sets the stage for both relaxation and entertaining. The luxurious primary bedroom boasts a walk-in closet and a spa-like ensuite with quartz countertops, while the main-floor laundry room makes one-level living a breeze. Step into your private backyard retreat, where a three-season sunroom flows seamlessly to a large deck, perfect for indoor-outdoor living. The fully fenced yard is an entertainer's dream, featuring two gazebos, a gas BBQ, a fire table, and plenty of space to gather with family and friends. Every detail has been



carefully curated to elevate your lifestyle from the potential docking rights across the street to the integrated smart home features, including a Smart Hub for interior lighting, Gemstone exterior lights, a Honeywell thermostat, and a Hunter sprinkler system, all controllable via app or voice command with Google, Alexa, or Apple. More than just a home, 2189 Niagara Parkway is your gateway to a life of waterfront beauty, modern convenience, and timeless elegance. (id:6289)

Essential Information

Listing #	X12111106
Price	\$1,174,700
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2189 Niagara Parkway
Subdivision	331 - Bowen
City	Fort Erie (bowen)
Province	Ontario
Postal Code	L2A5M4

Amenities

Amenities	Fireplace(s)
Features	Lighting, Sump Pump
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2
View	River view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater, Central Vacuum, Dishwasher, Dryer, Garage door opener, Microwave, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Lawn sprinkler
Lot Description	100 x 219.4 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office EXP REALTY



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