

# \$300,000 - 4351 Burch Place, Niagara Falls (downtown)

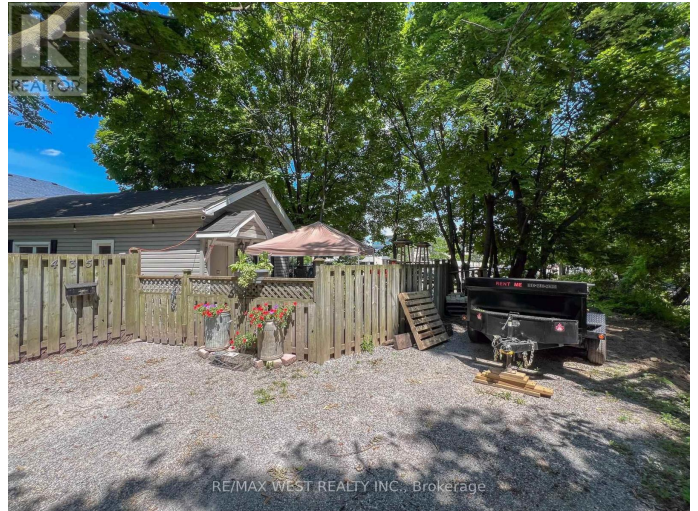
MLS® #X12152242

**\$300,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

210 - Downtown, Niagara Falls (downtown),  
Ontario

Charming Bungalow with Private Oasis Ideal for First-Time Buyers, Downsizers & Investors! Welcome to your own private oasis! This delightful bungalow is perfect for first-time buyers, those looking to downsize, or savvy investors. The home features a spacious and private yard ideal for relaxing, gardening, or entertaining. Inside, you'll find a bright and functional layout, including an eat-in kitchen, a full 4-piece bathroom, a generously sized living area, and the comfort of central air conditioning. The single-level design offers ease and accessibility, making everyday living a breeze. Whether you're starting out, simplifying your lifestyle, or adding to your investment portfolio, this charming property is full of potential. Don't miss out on this rare opportunity! (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12152242     |
| Price     | \$300,000     |
| Bedrooms  | 2             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4351 Burch Place         |
| Subdivision | 210 - Downtown           |
| City        | Niagara Falls (downtown) |
| Province    | Ontario                  |
| Postal Code | L2E3R5                   |

### Amenities

|                |           |
|----------------|-----------|
| Parking Spaces | 2         |
| Parking        | No Garage |

### Interior

|              |                          |
|--------------|--------------------------|
| Appliances   | Window Coverings         |
| Heating      | Natural gas Forced air   |
| Cooling      | Central air conditioning |
| # of Stories | 1                        |

### Exterior

|                 |                             |
|-----------------|-----------------------------|
| Exterior        | Vinyl siding                |
| Lot Description | 42.2 x 64 FT under 1/2 acre |
| Foundation      | Unknown                     |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | RE/MAX WEST REALTY INC. |
|----------------|-------------------------|



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Listing information last updated on November 4th, 2025 at 11:31pm EST