

\$499,900 - 218 Phipps Street, Fort Erie (central)

MLS® #X12267859

\$499,900

0 Bedroom, 2.00 Bathroom, 2,200 sqft

Multi-family on 0.00 Acres

332 - Central, Fort Erie (central), Ontario

owner occupied home/duplex-Classic charm meets modern versatility in this character-filled brick duplex, ideally located on a quiet street in Fort Erie's central Bridgeburg neighbourhood.

Set on a deep 239-foot lot, this spacious two-storey home offers over 2,200 sq. ft. of above-grade living space across two units (upper and main floor levels) perfect for multi-generational living, investors, or those seeking additional income. The main floor features a bright eat-in kitchen with built-in dishwasher, a generous dining area, and a warm, inviting living room with hardwood flooring throughout. Two comfortable bedrooms complete the main level as well as a 4-piece bathroom. The upper unit offers its own sunny eat-in kitchen with a double sink, open-concept living/dining area, and two bedrooms - ideal for tenants, extended family, or other income potential. The partially finished basement provides added flexibility with two more bedrooms, a laundry room, and a large workshop space for hobbies or storage. The home's layout flows naturally from room to room, creating a warm and welcoming feel throughout. Outside, the expansive backyard offers privacy, mature trees, and landscaping potential - a peaceful retreat with plenty of room to entertain or garden. A private driveway, detached garage, and ample parking complete this desirable package. Located just steps from the Niagara River, local shops, restaurants, schools, and parks, this property combines walkable convenience



with timeless appeal. A true gem in a growing community. ****NOTE: This is a Residential Investment Property**** (id:6289)

Essential Information

Listing #	X12267859
Price	\$499,900
Bathrooms	2.00
Square Footage	2,200
Acres	0.00
Type	Multi-family

Community Information

Address	218 Phipps Street
Subdivision	332 - Central
City	Fort Erie (central)
Province	Ontario
Postal Code	L2A2V5

Amenities

Amenities	Highway
Parking Spaces	5

Interior

Appliances	Window Air Conditioner
Heating	Radiant heat
Cooling	None

Exterior

Lot Description	50 x 239.25 FT
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Listing Details

Listing Office	Century 21 Heritage House LTD
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Listing information last updated on November 5th, 2025 at 9:31am EST