

\$413,900 - 15 - 151 Parnell Road, St. Catharines (vine/linwell)

MLS® #X12378876

\$413,900

3 Bedroom, 2.00 Bathroom,
Single Family

442 - Vine/Linwell, St. Catharines
(vine/linwell), Ontario

Ready for the simple life? Live an active lifestyle and like to be close to trails ? Affordable, quiet, easy and move in ready....this is truly a unique little home, with some very big benefits. Just steps from your own parking spot, welcome home to this bi-level style, 3 bedroom, 2 bath condo townhome that backs on to the private views of the Walkers Creek trail and ravine....that lead you right to Sunset beach in just a few minutes. The lower level of the home is the grade level, with full walkout from your patio doors off the living area. Enjoy the quiet views of trees in the distance while you relax on your patio or in the living room, make your coffee, or savour a family meal. This lower level is mainly above grade, and along with the open floor plan of living, dining and kitchen, offers a 2 piece bath with laundry and a storage area under the stairs. Head up the few steps past the landing of the front door, and you find 3 nicely sized bedrooms along with a 4 piece bath. Each bedroom offers closet space and two bedrooms are at the back, also enjoying the private views. Currently the owners rent a second (also close) spot for \$25/month, and buyers would have to verify it could be transferred if wanted. Reasonable condo fees include water, basic cable, snow & lawn care, and offer a 50% discount on internet thru Cogeco and 50% of any window/door



replacements. This is truly an affordable option for first time buyers, empty nesters, or even young families. With both levels fully finished there is over a 1000 sq ft of usable and liveable space. It could finally be time for you to Own a Piece of Niagara! (id:6289)

Essential Information

Listing #	X12378876
Price	\$413,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

Community Information

Address	15 - 151 Parnell Road
Subdivision	442 - Vine/Linwell
City	St. Catharines (vine/linwell)
Province	Ontario
Postal Code	L2M3S4

Amenities

Amenities	Beach, Hospital, Place of Worship, Public Transit
Features	Conservation/green belt
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Water Heater, Water meter, Dishwasher, Microwave, Stove, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick Facing
Foundation	Block

Listing Details

Listing Office COLDWELL BANKER MOMENTUM REALTY, BROKERAGE



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Listing information last updated on October 31st, 2025 at 1:01pm EDT