

\$2,300,000 - 11 Abbey Avenue, St. Catharines (port Dalhousie)

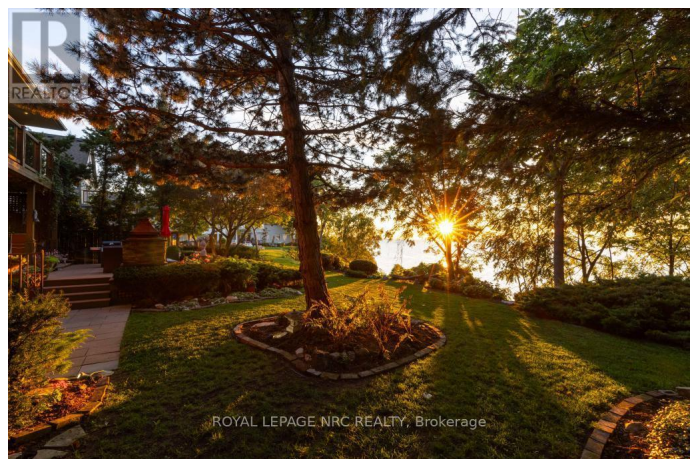
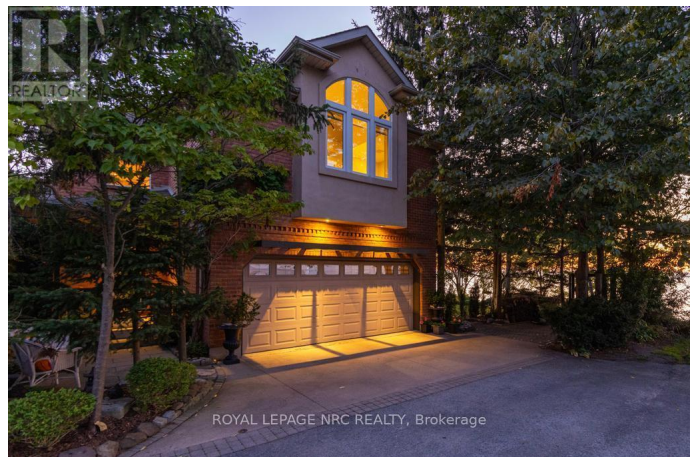
MLS® #X12379712

\$2,300,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

438 - Port Dalhousie, St. Catharines (port Dalhousie), Ontario

Welcome to 11 Abbey in Port Dalhousie, a rare waterfront retreat offering 80' of shoreline and 180 degree views of Lake Ontario. Built in 1995 with approx. 2,150 sf above grade plus a fully finished 900 sf walkout lower level/potential in-law suite, this custom home was designed to capture golden-hour sunsets, starlit skies, and the natural beauty of its setting. Every main living space and 3 out of 4 bedrooms enjoy breathtaking waterfront views. The main floor features 17' ceilings in the living room, a dining room with deck access, and a spacious kitchen with chef's pantry, breakfast bar and lounge area. Upstairs, enjoy views of the lake and lighthouse from the secluded primary suite with spa ensuite. 3 of 4 bedrooms open to balconies overlooking the lake. The walkout lower level is finished with a fireplace lounge area, 2 bar areas (easy conversion to full kitchen), 3-piece bath, wine cellar and direct access to the landscaped grounds. Mature trees, gardens, landscape lighting, and an outdoor fireplace create a private setting for entertaining and relaxation. A 2-car garage is fully insulated and has hot/cold water supply. Recent updates include a new furnace (2024) and roof (approx. 10 yrs). Port Dalhousie is a prestigious lakeside enclave, renowned for its sand beaches, private marinas, scenic waterfront trails, acclaimed dining, and the world-famous



Henley Island rowing course. Elegant boardwalks/piers create a resort-style atmosphere, attracting discerning residents and visitors from around the globe. Minutes from Niagara's finest wineries, championship golf, and seamless highway access, Port Dalhousie stands as one of the region's most exclusive lifestyle destinations. 11 Abbey is more than a home, it's a front-row seat to Niagara's finest waterfront living. (id:6289)

Essential Information

Listing #	X12379712
Price	\$2,300,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11 Abbey Avenue
Subdivision	438 - Port Dalhousie
City	St. Catharines (port Dalhousie)
Province	Ontario
Postal Code	L2N5J5

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Fireplace(s)
Features	Lighting, In-Law Suite
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2
View	View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum, Water meter, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk-up

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	60.2 x 80.4 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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Listing information last updated on October 24th, 2025 at 12:16pm EDT