

\$479,900 - 4674 Ryerson Crescent, Niagara Falls (downtown)

MLS® #X12462122

\$479,900

4 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

210 - Downtown, Niagara Falls (downtown),
Ontario

NEAR CLIFTON HILL, In the heart of Niagara Falls! This exceptional duplex offers incredible income potential in a prime location near the Niagara River, casinos, shopping, and major attractions. Featuring two completely separate units and three hydro meters, this property provides flexibility and additional earning opportunities across three levels. Main Floor includes a spacious layout with a large living room, dining area, kitchen, three bedrooms, a 4-piece bathroom, and a walkout to the backyard. Upper Unit boasts bright open-concept living area with a loft-style bedroom, perfect for tenants or short-term rental. Basement is fully unfinished and ready for your vision with potential for in-law suite or additional rental space. The fenced lot includes an attached garage and two driveways (one on each side of the home) offering parking for up to eight vehicles. Recent updates include a new furnace and A/C (2023). Don't miss this fantastic opportunity to own a versatile income property in one of Niagara's great downtown areas. (id:6289)



Essential Information

Listing #	X12462122
Price	\$479,900

Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	4674 Ryerson Crescent
Subdivision	210 - Downtown
City	Niagara Falls (downtown)
Province	Ontario
Postal Code	L2E1E5

Amenities

Amenities	Hospital, Place of Worship, Public Transit, Schools
Features	In-Law Suite
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	54.7 x 100 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office	COLDWELL BANKER ADVANTAGE REAL ESTATE INC, BROKERAGE
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