

\$779,850 - 66 Page Street, Port Colborne (bethel)

MLS® #X12474058

\$779,850

4 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

873 - Bethel, Port Colborne (bethel), Ontario

This incredible investment opportunity in a charming two-storey semi-duplex is perfect for boosting your income and making homeownership more affordable. This unit is the right side duplex. The brand-new, fully compliant duplex offers independent gas, hydro, and water meters, along with security systems that include a nest doorbell and pre-installed security lines for cameras-making it a smart choice with one unit upstairs and another downstairs on each side. What sets this property apart is the 7-year Taron Warranty and a cost-effective ICF (Insulated Concrete Forms) foundation. The basement features a separate walk-up entrance, a four-piece bathroom, and a kitchen with gorgeous quartz countertops, all bathed in natural light from large windows, creating a fantastic space for entertaining. The main unit boasts three spacious bedrooms, three bathrooms, and a lovely living area on the second floor, complete with a 1.5-car garage. The primary bedroom is a true retreat with a walk-in closet and a luxurious five-piece ensuite bathroom. Elegance shines throughout with stunning engineered hardwood flooring and soaring 9-foot ceilings. The modern kitchen is a highlight with soft-close cabinetry, stylish subway tile, and beautiful quartz countertops. Relax on the beautiful covered deck in the 132-foot deep backyard, perfect for gatherings. Additionally, this unique property stands out in the market, benefiting from rental control protection due to its construction after



2019, allowing for market rent rates when leasing. With limited opportunities for customization on upgrades and finishes, now is the time to seize this amazing chance!
(id:6289)

Essential Information

Listing #	X12474058
Price	\$779,850
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	66 Page Street
Subdivision	873 - Bethel
City	Port Colborne (bethel)
Province	Ontario
Postal Code	L3K5V1

Amenities

Amenities	Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water meter, Dishwasher, Dryer, Garage door opener, Alarm System, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Basement Walk out

Exterior

Exterior Brick, Vinyl siding
Lot Description 27.6 x 132 FT|under 1/2 acre
Foundation Insulated Concrete Forms

Listing Details

Listing Office ROYAL LEPAGE NRC REALTY



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