

# \$625,000 - 4047 Crystal Beach Hill Lane, Fort Erie (crystal Beach)

MLS® #X9413132

**\$625,000**

2 Bedroom, 1.00 Bathroom,  
Single Family

337 - Crystal Beach, Fort Erie (crystal Beach),  
Ontario

**SELLER SAYS BRING OFFERS!** Prime Waterfront ! Located in an exclusive enclave of beach homes that rarely come up for sale, this seasonal cottage offers direct magnificent beachfront views with access to Lake Erie and the beautiful sandy beach. The 2-bedroom, 1-bath seasonal cottage features two decks and covered area with breathtaking lake views. Enjoy watching boats sail and motor by, play and relax on the sandy beach during hot summer days. Situated in the historical town of Crystal Beach, it's within walking distance to restaurants, shops, trendy coffee spots, and the renowned Crystal Beach. If you're seeking peace, tranquility, and a perfect spot for creating summertime memories, this is it. Bertie Boat Club, Buffalo Canoe Club and Crystal Beach Tennis & Yacht Club all marinas directly across the lake and all located in Crystal Beach and a quick drive or bike ride away. The property also includes three parking spaces in a gated community, all appliances, furniture indoor and out, gas BBQ are included as well. NOTE: there are 69 steps up and then 35 steps to the cottage and additional steps to the beach, bring your running shoes. The Ownership in this community are shares, so financing can be challenging . Special Assessment until end of 2026: Water line installed underground approx. 12 years ago- \$1066.52 per year- \*\*\*\*Association Fee Yearly



- \$1500\*\*\*\*\* (id:6289)

## Essential Information

Listing #	X9413132
Price	\$625,000
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	4047 Crystal Beach Hill Lane
Subdivision	337 - Crystal Beach
City	Fort Erie (crystal Beach)
Province	Ontario
Postal Code	L0S1B0

## Amenities

Utilities	Cable, Electricity, Sewer
Parking Spaces	3
Parking	No Garage
View	Lake view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Other
# of Stories	2

## Exterior

Exterior	Wood
Foundation	Unknown

## Listing Details

Listing Office	COLDWELL BANKER MOMENTUM REALTY, BROKERAGE
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Listing information last updated on October 12th, 2025 at 9:31am EDT