

# 11 Montgomery Avenue, St. Catharines

Ontario L2N 1Y7 - \$584,900



## Property Information

- **Property Type:** Residential
- **Property Style:** 1.5 Storey
- **Beds:** 3
- **Baths:** 2
- **Taxes:** \$3,097.17 / 2024
- **Sq. Footage:** 1213 ft
- **Lot Size:** 50 ft x 110 ft
- **MLS®:** 40566726

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## Property Features

- ▶ 1.5 storey home w/ detached garage
- ▶ 1.5 car detached garage
- ▶ 3 Generous Size Bedrooms
- ▶ 1-4pc bath & 1 3-pc bath
- ▶ Private fenced back yard
- ▶ Updated kitchen w/ s/s appls
- ▶ Part finished basement
- ▶ 12ft x 12 deck
- ▶ Living room w/ gas fireplace

## Property Description

"BEAUTIFUL ENTRY LEVEL 1.5 STOREY HOME WITH 3 BEDS & 2 FULL BATHS, PARTIALLY FINISHED BASEMENT, 1.5 CAR DETACHED GARAGE AND VERY PRIVATE FENCED YARD WITH LARGE DECK ON TREE LINED STREET IS A MUST SEE" Welcome to 11 Montgomery Avenue in St. Catharines, As you approach you will notice the meticulous front yard and landscaping with concrete single drive & garage good for 3 to 4 vehicles. As you enter thru the front door, you will notice the Stunning updated kitchen with plenty of counter and cabinet space and S/S built in appls. Off the kitchen, you have the cozy Living Room with gas fireplace leading to a formal dining room with doors leading to the back deck great for bbq. You also have a main floor bedroom/ office.

