



\$524,900

**11 Melrose Avenue, St. Catharines, Ontario L2P 2E3**



## ◆ Property Information

- ◆ **Property Type:** Residential
- ◆ **Property Style:** 1 Storey
- ◆ **Beds:** 3

- ◆ **Baths:** 2
- ◆ **Taxes:** \$3,638.51 / 2025
- ◆ **Sq. Footage:** 1090 ft

- ◆ **Lot Size:** 48 FT X 110 FT
- ◆ **MLS®:** X12310271



View virtual tour at **visual4sale.com** Enter **V4S# 358238**



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All information regarding this property, either expressed or implied, is from sources deemed reliable and assumed to be correct. No Warranty thereof and same is submitted to possible errors and omissions.





## ◆ Property Features

- ◆ Detached Bungalow
- ◆ Inground pool
- ◆ 2 full baths 4pc & 3pc
- ◆ Fully finished basement w/ 3pc bath
- ◆ Walking Distance to Welland Canal
- ◆ In-law potential
- ◆ 2 1 bedrooms
- ◆ Dead end street/culdesac
- ◆ Walking distance to golf course
- ◆ Close to walking trail and ammenites

## ◆ Property Description

"METICULOUS & WELL CARED 2+1 BEDROOM, 2 FULL BATH BUNGALOW ON QUIET DEAD END STREET BOASTED OVER 1700 SQ FT OF LIVING SPACE, INGROUND POOL, FULLY FINISHED LOWER LEVEL, STUNNING PATIO & IN-LAW POTENTIAL WITH SIDE ENTRANCE, CLOSE TO WELLAND CANAL & AMENITIES, PRICED TO MOVE" Welcome to 11 Melrose Avenue, St. Catharines. As you drive down this quiet street and approach this home you notice the "Pride In Ownership" with well manicured gardens and a large double drive good for 4 or 5 vehicles. Enter inside to the large foyer and you are met with spacious living room area with hardwood flooring and Eastern Sunrises, from the Living Room, continue and you have a good sized Eat-in Kitchen with plenty of counter & cabinet

