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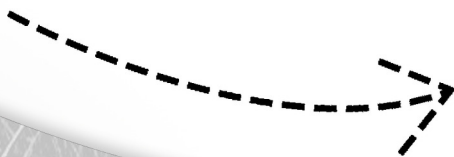


**35 Canal Bank Rd., Port Colborne
Ontario L3K 2M6**

\$539,900

Property Information

- | | |
|----------------|------------------|
| Property Type | • Residential |
| Property Style | • 2 Storey |
| Beds | • 2 |
| Baths | • 1.5 |
| Taxes | • \$2,590 / 2023 |
| Sq. Footage | • 1137 ft |
| Lot Size | • 45.60 x 114.34 |



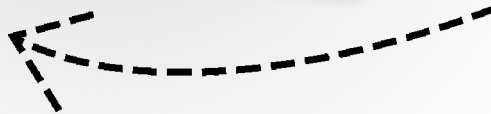
Property Description

Located in the heart of Port Colborne, this is a well maintained century home (first one built on Canal Bank Rd!) overlooking the canal on a quiet, dead-end street. While maintaining a timeless aesthetic and old world charm, this home has new flooring, new driveway, new kitchen with granite countertops, and new custom doors. Outside has 4ft fencing around the backyard, 2 sheds and plenty of room for a future pool. The 3 season sun room is well-built and enjoys plenty of natural light. the home is ideal for home based office use! This property is close to Splashtown water park and two public beach properties.



Property Features

- Main floor laundry room
- Paved driveway
- Beaches & Waterfront Park Nearby
- Newly fenced in private backyard
- Eat-in kitchen
- Convenient side drive
- Front and Side Porches
- Canal views and quiet street
- Close to all amenities
- Awesome 3 season sunroom



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