



133 Lyons Ave, Welland, Ontario L3B 1M3



Property Information

- **Property Type:** Residential
- **Property Style:** 1.5 Storey
- **Beds:** 4+2
- **Baths:** 2
- **Taxes:** \$2,760 / 2025
- **Sq. Footage:** 1,540 ft
- **MLS®:** X11963625

View virtual tour at visual4sale.com Enter **V4S# 353307**



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REMAX Garden City Realty Inc. Brokerage
Independently Owned and Operated
123 - 161 Carlton Street
Suite 5, St. Catharines, L2R 7J8



Property Description

Charming 1.5-story mid-century home in a quiet, family-friendly neighborhood at 133 Lyons Ave. Built in 1953, this 1,540 sq. ft. home blends comfort and style. The main/second floor features 4 bedrooms, including a primary with a walk-in closet, a full bath, and a spacious kitchen. A private in-law suite adds 567 sq. ft. below grade, featuring 2 bedrooms, a second kitchen, a modern 3-piece bath, and a separate entrance—ideal for extended family or rental income. Enjoy a fully fenced backyard with a deck, a detached garage, and a new roof/garage shingles (2019). Minutes from the 406 for easy highway access.



Property Features

- Detached 1 Car Garage
- Original Chacarter Throughout
- 4 Bedrooms Above Grade
- Deck
- Roof Shingles Updated 2019
- In-law suite
- Walkin Closet
- Fully fenced

