

DATA FOR:



ST. CATHARINES, ONTARIO

104 GLEN PARK ROAD

H4135849
ACTIVE

104 Glen Park Road, St. Catharines

\$699,900
Sale



Listing Information

Type: **Detached Bungalow**
Style: **Niagara**
Region: **St. Catharines (4)**
Municipality: **Lakeport (442)**
Neighbrhd:

DOM: **0**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **6**
Bedrooms: **3 (3 + 0)**
Bathrooms: **2 (1 + 1)**

Age: **31-50 Years**
Ownrshp Type: **Freehold**
Taxes/Year: **3,872.28 / 2022**

2 pc Baths: **1**
3 pc Baths: **0**
4 pc Baths: **1**
5+ pc Baths: **0**

Fronting On: **East**
Lot Frontage: **55.47 Feet**

Sq Ft / Src: **1,179 / 3rd Party**
Measuring Service
Rectangular

Lot Depth: **105.00 Feet**
Cross Street: **Glenview&Glen Park**

Lot Shape:
Lot Irregs:

Rooms

Room Name	Level	L/W/H Imperial	Room Features
Foyer	M	3'7" x 6'7"	
Living Room	M	12'3" x 21'1"	Fireplace
Dining Room	M	12'5" x 9'6"	
Kitchen	M	8'5" x 11'6"	Double Sink
Primary Bedroom	M	12'3" x 14'0"	4-Piece
Bedroom	M	12'1" x 9'10"	Separate Room
Bedroom	M	8'8" x 8'11"	Separate Room
Bathroom	M		4-Piece
Bathroom	B		2-Piece
Recreation Room	B	15'4" x 28'3"	
Utility	B	25'0" x 14'6"	
Storage Room	B	12'6" x 26'9"	



Public Remarks

This solid brick home is located in a desirable north end Lakeport neighbourhood, set on a quiet, tree lined street close to schools, parks, the lake, amenities and major highways. Lots of natural light can be found throughout the main level making this home a soothing retreat. The open concept living and dining room make a lovely addition to the floor plan, there are three bedrooms and a large 4 piece bath on the main level. The galley kitchen has a spot for a bistro nook, built in appliances and access to the lower level and dining room. The lower level has a finished recreation area, and has lots of space to develop, increasing the square footage of the living space! Located between Vine street and Geneva Street Walking distance to: Guy road Park, Lakeview Park, Spring Gardens Park, schools including Governor Simcoe Secondary School, Dalewood French Immersion Public School and Price Philip Public School. Short drive to Sunset Beach, Waterfront trail, Municipal beach, George Nicholson Memorial Trail and Welland Canal. A short drive to Niagara Wine Country, Niagara on the Lake, and US Boarder. Upgrades: new roof shingles, new furnace and A/C/



Virtual Tour 2: <http://listing.otbxair.com/104glenparkroad>

Listing Brokerage [Royal LePage Burloak Real Estate Services, Brokerage](#)



TAMMY PHINNEY

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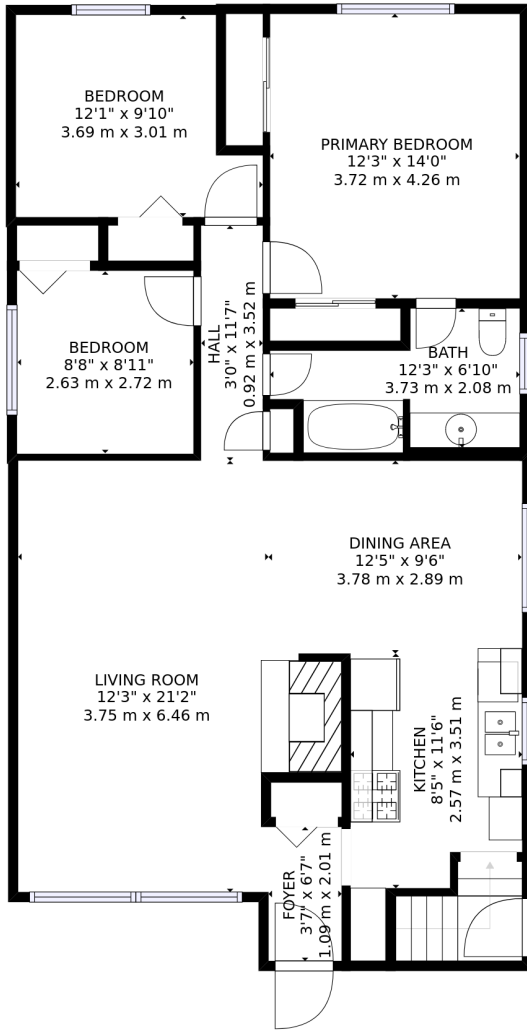
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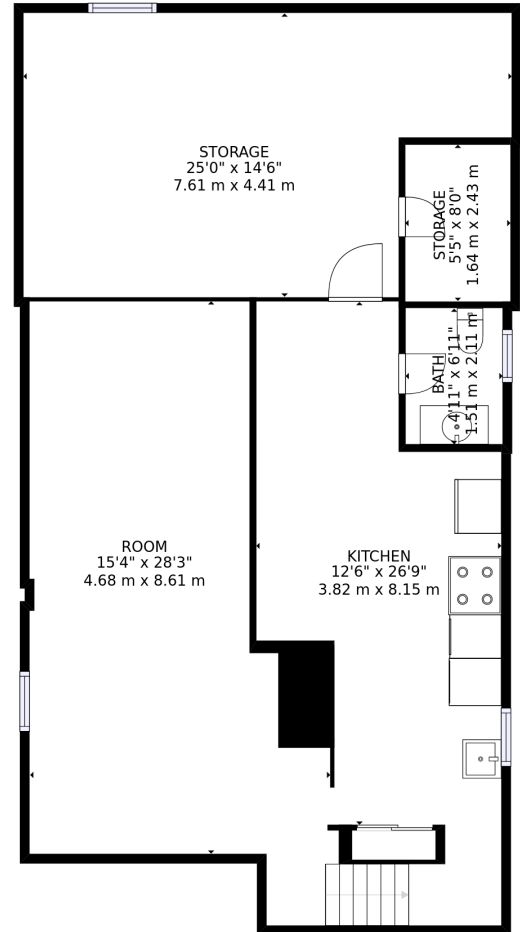
ROYAL LEPAGE
BURLOAK REAL ESTATE SERVICES
INDEPENDENTLY OWNED & OPERATED BROKERAGE

2072 Lakeshore Road
Burlington, ON L7R 1E3

All information contained herein has been supplied by the seller to the best of their knowledge and while deemed accurate is NOT guaranteed by Royal LePage Real Estate Services Ltd. Not intended to solicit buyers/or sellers clients currently under contract.



GROSS INTERNAL AREA
FLOOR 1: 1165 sq. ft. 108 m², FLOOR 2: 1179 sq. ft. 110 m²
TOTAL: 2343 sq. ft. 218 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 **104 Glen Ave**
 St Catharines, ON
 HOODQ ADDRESS REPORT™

SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



Edith Cavell PS

Designated Catchment School
Grades PK to 8
1 Monck St

École Franco-Niagara

Designated Catchment School
Grades PK to 12
670 Tanguay Ave

Sir Winston Churchill SS

Designated Catchment School
Grades 9 to 12
101 Glen Morris Dr

Jeanne Sauvé French Immersion PS

Designated Catchment School
Grades 1 to 8
91 Bunting Rd

DSBN Academy

Designated Catchment School
Grades 6 to 12
130 Louth St

St Catharines Collegiate

Designated Catchment School
Grades 9 to 12
34 Catherine St

ÉÉ L'Héritage

Designated Catchment School
Grades PK to 8
35 Prince Charles Dr

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Bailey Street Park

8 Bailey St



 2 min

Twelve Mile Creek

21 Bellevue Terrace



 5 min

Participark Trail

11 Hillview Rd N



 3 min

FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 1 Sports Field
- 5 Trails
- 1 Wading Pool
- 1 Ball Diamond

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 9 minute walk away.



Nearest Rail Transit Stop

St. Catharines GO

 9 min



Nearest Street Level Transit Stop

Pelham Rd and Chetwood St

 3 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 2.66km.



Niagara Health System - St Catharines Site

1200 Fourth Ave



Fire Station

285 Pelham Rd



Police Station

68 Church St

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Grocery



Gas Station



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