

# \$549,900 - 340 PROSPECT POINT Road Unit# 37

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## Listing ID: 40345871

**\$549,900**

3 Bedrooms, 3 Bathrooms, 1326

Single Family

340 PROSPECT POINT Road Unit# 37,  
Fort Erie, Ontario, L0S1N0

PRIME LOCATION! This newer townhouse has 3 bedroom, 2.5 bathrooms and was built in 2019 in beautiful quaint downtown Ridgeway area. This townhouse is in a fantastic location, Walk to restaurants, boutique shops, stores and all amenities. Just minutes drive or a short bike ride to beautiful Crystal Beach. 10 minutes to the Peace Bridge to the USA. And 15 minutes to Niagara Falls. Enjoy just Next door the friendship trail, where you can enjoy walking, running, and biking path. This home has an open-concept main floor living space. Patio doors lead out from your eat-in kitchen to your private outdoor yard space. The laundry is conveniently located on the second floor with the bedrooms. The primary suite has a four-piece bath and a walk-in closet. It has an attached garage. If extra living space is what you need, the unfinished basement could be finished off to suit whatever your personal needs may be. The low monthly fees are only \$175, which makes for a very low-maintenance lifestyle. It includes ground maintenance, landscaping, snow removal, garbage removal, water, and property management fees. (id:23349)

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