

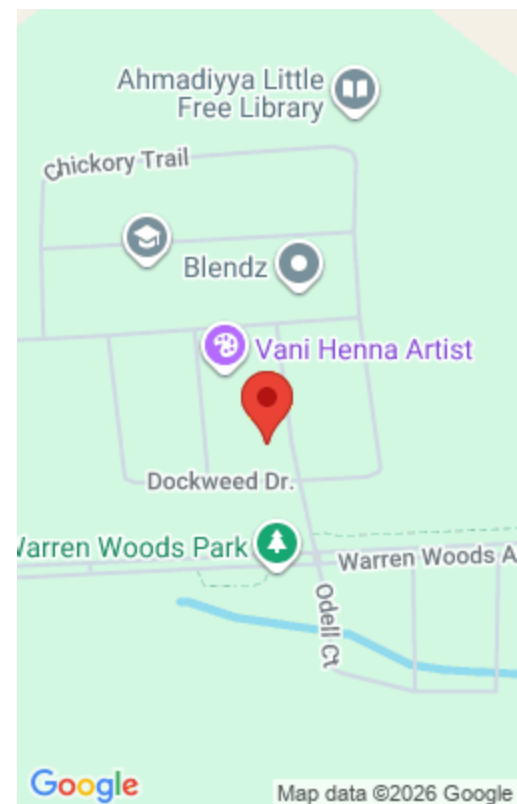
## 7749 SHAGBARK AVE, NIAGARA FALLS, ON L2H 3R9, CANADA

<https://www.gtarealestates.com>

**\*\*OPEN HOUSE THIS SATURDAY, 2-4 PM\*\* \*Visit This Home's Custom Web Page For A Custom Video, Floorplans & More!\* Set in Niagara Falls' desirable Garner area, this updated home offers a smart blend of comfort, style, and everyday convenience. The upgraded kitchen creates a fresh, functional hub for cooking, casual dining, and hosting, while the...**

**\$629,888**

- 3 beds
- 3 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



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## Rooms & Units Descr

**RoomType1:** Kitchen

**RoomLength1:** 10.8

**RoomDimensions1:** 10.8 m X 8.11 m

**RoomLevel2:** Main level

**RoomWidth2:** 10.11

**RoomType3:** Dining room

**RoomLength3:** 8.5

**RoomDimensions3:** 8.5 m X 8.11 m

**RoomLevel4:** Upper Level

**RoomWidth4:** 13.1

**RoomType5:** Laundry room

**RoomLength5:** 9.3

**RoomDimensions5:** 9.3 m X 5.11 m

**RoomLevel6:** Upper Level

**RoomWidth6:** 10.3

**RoomType7:** Bedroom 3

**RoomLength7:** 8.5

**RoomDimensions7:** 8.5 m X 11.1 m

**RoomLevel1:** Main level

**RoomWidth1:** 8.11

**RoomType2:** Living room

**RoomLength2:** 19.2

**RoomDimensions2:** 19.2 m X 10.11 m

**RoomLevel3:** Main level

**RoomWidth3:** 8.11

**RoomType4:** Primary Bedroom

**RoomLength4:** 16.1

**RoomDimensions4:** 16.1 m X 13.1 m

**RoomLevel5:** Upper Level

**RoomWidth5:** 5.11

**RoomType6:** Bedroom 2

**RoomLength6:** 10.5

**RoomDimensions6:** 10.5 m X 10.3 m

**RoomLevel7:** Upper Level

**RoomWidth7:** 11.1

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## Location Details

**City:** Niagara Falls (Brown)

**Province:** Ontario

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## Property Details

**SubdivisionName:** 222 - Brown

**Stories:** 2

**Levels:** 2

**FrontageLength:** 26 ft ,10 in



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## Property Features

**Flooring:** Laminate,Ceramic

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 3

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** M5V Elite Realty Group

**Office ID:** 279376

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 3

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

