



\$950,000



RE/MAX
NIAGARA
 REALTY LTD., BROKERAGE
 Independently Owned and Operated



office: 905-894-1110
 info@teamzingsells.com
 f @realestateforterie
 @teamzing_niagara

2561 POINT ABINO RD N
FORT ERIE

Not intended to solicit persons or properties currently under contract
 Prices are subject to change



Welcome to 2561 Point Abino Rd N, a picturesque 46-acre farm property offering the peace, privacy, and beauty of rural Niagara living. Surrounded by productive farmland, mature trees and a pond, this remarkable property provides spectacular views and endless opportunities for farming, recreation, or simply enjoying the tranquility of country life. The well-maintained bungalow offers the convenience of one-floor living with two bedrooms, a 4-piece bathroom, a functional kitchen, and a bright living room overlooking the surrounding countryside. Two decks - one at the side with a gazebo and one at the front of the home - provide the perfect places to relax, enjoy your morning coffee, watch wildlife, and take in the peaceful rural setting. The unfinished basement offers excellent future potential and peace of mind, with the concrete block foundation having been completely rebuilt and reinforced with rebar approximately ten years ago, allowing the next owner to customize the space to suit their needs. Outside, the property features a detached 1.5-car garage constructed with durable 2x4 tongue-and-groove wood framing, along with an impressive 25' x 40' Quonset hut built in 1982, complete with a concrete floor and 220-volt electrical service-ideal for equipment storage, workshop use, hobbies, or agricultural operations. Recent improvements include a new metal roof (2024) and a whole-home Generac generator (2025), providing added value and peace of mind. Despite its private rural setting, the property is centrally located within South Niagara, offering convenient access to Fort Erie, Port Colborne, Welland, and Niagara Falls. Whether you're looking for a hobby farm, agricultural investment, recreational property, or a peaceful country retreat, this exceptional 46-acre property offers the space, privacy, and natural beauty that make rural living so special.



MAIN LEVEL

Living Room.....19'9" x 13'1"
Kitchen.....14'11" x 12'2"
Bedroom.....10'9" x 12'2"
Bedroom 2.....9'10" x 10'11"
4pc Bathroom.....6'9" x 11'1"

BASEMENT

Other.....33'0" x 26'8"

HIGHLIGHTS

- 46-acre farm property
- Well-maintained bungalow
- Two decks - one at the side with a gazebo and one at the front of the home
- Detached 1.5-car garage constructed with durable 2x4 tongue-and-groove wood framing, along with an impressive 25' x 40' Quonset hut built in 1982, complete with a concrete floor and 220-volt electrical service
- New metal roof (2024) and a whole-home Generac generator (2025)

PROPERTY FEATURES



2 Bedrooms



1 Bathroom



949 SqFt