

\$265,000 - 108605 Aspen Pond Road, Grand Falls-Windsor

MLS® #1286978

\$265,000

2 Bedroom, 1.00 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

N/A, Grand Falls-Windsor, Newfoundland & Labrador

WATERFRONT COTTAGE ON ASPEN POND
- OFF-GRID PARADISE ON .93 OF AN ACRE LOT! Escape to peace & tranquility with this beautiful cottage just 26KM from Grand Falls-Windsor & 6KM from TCH at Aspen Brook. Perfect for nature lovers & outdoor enthusiasts, this property offers year round access to hunting, fishing, ATVing & snowmobiling with groomed trails nearby. Lot is partially landscaped & surrounded by mature trees, providing privacy & a stunning view of the pond. Enjoy plenty of parking space & multiple outbuildings for all your storage needs including: 8'6"x12' beachfront shed for kayaks & water toys; 9'x12' wood shed; 20'x28' insulated double garage with sheeted walls & ceilings; 6'x8' insulated utility shed for solar/generator equipment. The cottage features an insulated crawl space with ICF foundation; 2"x6" exterior walls; 1" insulation, vinyl siding & windows; spacious 20'x24' attached garage, fully finished with overhead door; large wrap around deck with breathtaking pond views. Step inside to a mudroom with two double closets & access to garage. The open concept living, kitchen & dining area is cozy & welcoming, centered around a wood burning stove. the kitchen features custom birch cabinets, stainless steel appliances & hardwood floor throughout the main living area; pantry/laundry combo with



stackable washer/dryer included; guest bedroom with double closet; main bathroom with double vanity, whirlpool tub & separate tub/toilet area; primary bedroom with walk-in closet & bathroom access. This off-grid home/cottage is equipped with dug well water supply; on-demand hot water; two solar systems with backup generator; propane range & clothes dryer. Whether your looking for a serene off-grid cottage or a comfortable year-round home, this property is a rare find. Don't miss this opportunity to live surrounded by nature at its finest! (id:6289)

Built in 2015

Essential Information

Listing #	1286978
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,496
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	108605 Aspen Pond Road
Subdivision	N/A
City	Grand Falls-Windsor
Province	Newfoundland & Labrador
Postal Code	A2B1K1

Amenities

Amenities	Highway
Parking	Attached Garage, Detached Garage
# of Garages	2
View	View

Interior

Interior Features	Drapes/Window coverings
Appliances	Dishwasher, Refrigerator, Range - Gas, Microwave, Satellite Dish, Washer, Whirlpool, Dryer
Heating	Wood
Fireplace	Yes
Fireplaces	Wood
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Partially landscaped

Listing Details

Listing Office	Royal LePage Generation Realty
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Listing information last updated on October 16th, 2025 at 8:31am PDT