

\$349,000 - 3123 Douses Road, Belle River

MLS® #202523553

\$349,000

3 Bedroom, 1.00 Bathroom,
Single Family on 5.00 Acres

Belle River, Belle River, Prince Edward Island

Welcome to 3123 Douses Road. The sellers have taken immense pride in maintaining this 3-bedroom, 1-bathroom home that sits on FIVE private acres along a quiet, welcoming road in a nice community. The kitchen was renovated in 2020 with granite countertop and white cabinetry, and most windows were also replaced in 2020 for improved efficiency and comfort. The home features beautiful hardwood floors and a new roof was installed in 2019 and a new steel flu liner in 2020. New decks in 2019 have been added for outdoor enjoyment, and the property is enhanced by mature lilac and flowering crabapple trees that add natural beauty to the landscape. A small greenhouse also is included for those that enjoy gardening. Practical features include a 2-car garage with a convenient breezeway connection to the house. . The septic system was pumped in 2019. The home is equipped with solar panels that keep energy costs remarkably low - the sellers paid only \$6 above the monthly service fee in one month during 2024/2025. Heat pumps serve as the primary heating source, with a wood stove providing supplemental heat on the coldest days (the sellers use just 2 cords of wood in 2024/2025) ? there is an older oil furnace as well that is only used as a backup. The solar panel lease can be transferred to the new buyer, who may choose to continue monthly payments or pay out the lease on completion. The location offers excellent convenience with proximity to the Confederation Trail for



walking, cycling, and recreational activities. Belle River provides fantastic fishing opportunities right nearby, while Montague offers all your essential town amenities including groceries, gas, and services. While the seller has already committed this year's hay to a local farmer, the new buyer will have the opportunity to manage the 5 acres as they wish going forward. This property offers the perfect combination of modern updates, energy efficiency, rural privacy, and convenient access to ou (id:6289)

Built in 1975

Essential Information

Listing #	202523553
Price	\$349,000
Bedrooms	3
Bathrooms	1.00
Acres	5.00
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	Character

Community Information

Address	3123 Douses Road
Subdivision	Belle River
City	Belle River
Province	Prince Edward Island
Postal Code	C0A1R0

Amenities

Features	Paved driveway
----------	----------------

Interior

Appliances	Stove, Dishwasher, Dryer, Washer, Freezer, Microwave Range Hood Combo, Refrigerator
Heating	Electric, Oil, Solar, Wood Forced air, Furnace, Wall Mounted Heat

	Pump, Stove
Fireplace	Yes

Exterior

Exterior	Vinyl
Foundation	Poured Concrete

Listing Details

Listing Office	EAST COAST REALTY
----------------	-------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 1st, 2025 at 11:01pm PDT