

\$769,000 - 138 Riverbend Lane, North Granville

MLS® #202525195

\$769,000

4 Bedroom, 3.00 Bathroom,
Single Family on 1.13 Acres

North Granville, North Granville, Prince
Edward Island

Welcome to 138 Riverbend Lane! This custom-built 4-bedroom, 2.5-bath home blends timeless craftsmanship with modern comfort. Set on 1.13 acres in the sought-after Granville-on-the-Water community, the property offers breathtaking views of rolling hills and Trout River from nearly every angle. Step through the grand double-door entry into a light-filled interior featuring rich tigerwood hardwood floors, 9-foot ceilings, elegant crown moulding, and a propane fireplace. The open-concept kitchen and dining area, complete with double patio doors, flows seamlessly to the backyard oasis, including a spacious covered deck (14'x22') and patio, perfect for entertaining or enjoying a peaceful evening by the fire. Additional highlights include a hot tub hookup, storage shed (12'x16') and beautifully landscaped perennial gardens. Upstairs, the primary suite offers gorgeous bay-window views of the Trout River, a walk-in closet, and a spa-like ensuite with soaker tub, while three additional bedrooms and a full bath complete the level. The finished lower level adds a spacious rec room, office/hobby space with built-in cabinetry, extra storage, and a heat pump for year-round comfort. A heated double garage and newly paved private road add convenience. Granville-on-the-Water isn't just a neighbourhood, it's a lifestyle! Enjoy access to common green spaces, a community boat launch ideal for all water sports, plus



high-speed internet and covenants to protect your investment. All this is just minutes from Stanley Bridge Marina, North Shore beaches, hiking and snowmobile/ ATV trails, golf, dining, and only 15-30 minutes to Kensington, Summerside, and Charlottetown. Offering the perfect balance of peaceful waterfront living and central convenience, this home truly captures the best of PEI living, whether as your year-round residence, seasonal retreat or a high-demand rental! All measurements are approximate and should be verified by purchaser if necessary. Listing agent is owner. (id:6289)

Essential Information

Listing #	202525195
Price	\$769,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	1.13
Type	Single Family
Sub-Type	Freehold

Community Information

Address	138 Riverbend Lane
Subdivision	North Granville
City	North Granville
Province	Prince Edward Island
Postal Code	C0A1N0

Amenities

Features	Balcony, Paved driveway
Parking	Attached Garage, Heated Garage
# of Garages	1
View	River view

Interior

Appliances	Gas stove(s), Stove, Dishwasher, Dryer, Washer, Microwave Range Hood Combo, Refrigerator
Heating	Electric, Propane Baseboard heaters, Wall Mounted Heat Pump, In Floor Heating
Cooling	Air exchanger
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Wood shingles
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PRINCE EDWARD REALTY



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