

# \$539,000 - 2352 Oil Heritage Road, Oil Springs

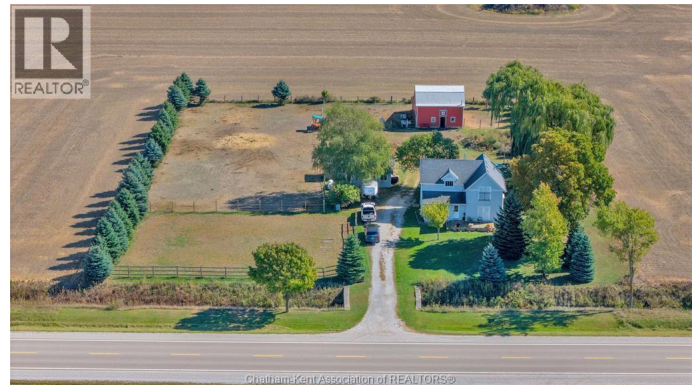
MLS® #25025635

**\$539,000**

2 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

N/A, Oil Springs, Ontario

Set on 1.36 picturesque acres just outside of Oil Springs, this charming hobby farm is perfect for first-time home buyers, small families or anyone looking to downsize out in the country. Surrounded by open farmland, the setting is ideal for horse enthusiasts, hobby farmers, or anyone seeking a serene rural lifestyle. The barn is fully equipped with 4 newly built stalls, a tack room, hayloft/storage, and water hookup for ultimate convenience. Step outside to find a fenced paddock, outdoor riding arena, and a detached garage. A garden shed plus a chicken/duck coop with free-range layers supports an egg stand, perfect for embracing self-sufficiency or generating small-scale agricultural income. Inside, the 2-bedroom, 2-bath home is warm and inviting. The open-concept kitchen, dining, and living area is perfect for family time and entertaining, with direct access to a newly fenced backyard. Upstairs, the massive primary bedroom offers a spacious retreat, while the second bedroom and a large 4-piece bath complete the upper level. On the main floor, a cozy family room with patio doors, a full 4-piece bath, and main floor laundry add everyday convenience. Enjoy all-new stainless-steel appliances, an open-concept kitchen and dining area, a 2022 forced air furnace, and a new fenced in backyard off the back door. A brand-new roof is scheduled for installation in October 2025. The property is serviced by municipal water, offers high-speed internet, low utility costs, and A1 zoning—ideal for a range of rural uses.



Just 10 minutes to Petrolia, 25 minutes to Sarnia. Whether you're an equestrian, a hobby farmer, or simply dreaming of the country lifestyle, this property truly checks all the boxes. (id:6289)

Built in 1900

**Essential Information**

Listing #	25025635
Price	\$539,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Year Built	1900
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	2352 Oil Heritage Road
Subdivision	N/A
City	Oil Springs
Province	Ontario
Postal Code	N0N1P0

**Amenities**

Features	Hobby farm, Double width or more driveway, Gravel Driveway
Parking	Detached Garage
# of Garages	1

**Interior**

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
Heating	Propane Forced air, Furnace
# of Stories	2

**Exterior**

Exterior	Aluminum/Vinyl
Lot Description	210 X 280 / 1.36 AC 1 - 3 acres
Foundation	Block

## Listing Details

Listing Office ROYAL LEPAGE PEIFER REALTY (DRESDEN)



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