

\$519,900 - 177 Atherley Road, Orillia

MLS® #40759520

\$519,900

3 Bedroom, 1.00 Bathroom, 900 sqft

Single Family on 0.00 Acres

South Ward, Orillia, Ontario

Must be seen!! 3 bedroom + Den property sits on an expansive R3 zoning lot measuring 56' x 198 ft and holds immense potential for investors with the possibility of building a 4 unit dwelling. The property can be severed in half and a Semi-Detached Building can be constructed with 1 side of the Semi on each lot and then once severed, you're allowed up to 3 additional units on each property provided you can meet the parking and other requirements from the city. Great for generational living and income generating potential. Whether you envision creating your personal oasis or making a sound investment. The home has been fully painted and features a newly renovated kitchen and washroom, along with a gas furnace installed in 2023. Located within walking distance of Lake Couchiching, Tudhope Park, renowned rowing and sailing clubs, downtown Orillia, shopping and a bustling weekly farmers market everything you need, from shopping to entertainment, is right at your fingertips. Nearby walking and biking trails offer even more recreational options, in addition to Lake Simcoe being just up the road, and Casino Rama Resort is only a short 15-minute drive away. (id:6289)

Built in 1940

Essential Information

Listing # 40759520

Price \$519,900



Bedrooms	3
Bathrooms	1.00
Square Footage	900
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	177 Atherley Road
Subdivision	South Ward
City	Orillia
Province	Ontario
Postal Code	L3V1N5

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Place of Worship, Public Transit, Schools, Shopping
Features	Sump Pump
Parking Spaces	8

Interior

Appliances	Refrigerator, Stove, Hood Fan, Window Coverings
Heating	Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office	RE/MAX Right Move Brokerage
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