

\$749,900 - 13 Balliston Road, Barrie

MLS® #40762062

\$749,900

4 Bedroom, 4.00 Bathroom, 2,887 sqft

Single Family on 0.00 Acres

BA04 - Sunnidale, Barrie, Ontario

OVERVIEW This all brick, fully detached 4 bedroom, 3.5 bathroom home is located on a quiet dead-end street that connects to walking trails and is close to shopping, parks, and schools. Pride of ownership is evident throughout, with numerous updates including new shingles (2022), updated vinyl windows, R60 attic insulation (2024), and a brand-new custom hickory staircase (2019). ***INTERIOR*** The main floor features hardwood flooring, a bright eat-in kitchen, a welcoming family room with wood-burning fireplace, separate living and dining rooms, and a convenient main floor laundry with inside entry to the double garage. Upstairs offers a large primary bedroom with private ensuite plus three additional generously sized bedrooms and a full bath. The fully finished basement includes a spacious rec room, an additional full bathroom and ample storage space. ***EXTERIOR*** 4-car driveway parking, interlock patios and walkways, and a fully fenced backyard with garden shed and gas line for future outdoor use. **NOTABLE** This home has been meticulously maintained with many major updates already completed. Set in a quiet, family-friendly neighbourhood, it offers generous finished square footage and a layout ideal for large families, with multiple spaces designed for both togetherness and independent privacy. (id:6289)

Built in 1990



Essential Information

Listing #	40762062
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,887
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	13 Balliston Road
Subdivision	BA04 - Sunnidale
City	Barrie
Province	Ontario
Postal Code	L4N6Z6

Amenities

Amenities	Park, Public Transit, Schools
Features	Paved driveway, Sump Pump
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office Real Broker Ontario Ltd., Brokerage



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 October 21st, 2025 at 1:16pm PDT